

20 Shakespeare Drive
Caldicot
Mon.
NP26 4LW

267,000



- Well Presented Three Bedroom Semi Detached
- Lounge & Dining Room
- Conservatory
- Three Bedrooms
- Family Bathroom
- Garage with Utility Area & WC
- Front & Rear Gardens
- Close to Town Centre, Great Transport Links

Ref: PRD11312

Viewing Instructions: Strictly By Appointment Only



REDUCED

General Description

Call us today to view this Well Presented three Bedroom Home with Garage, This property is located just a short walk from the Town Centre and offers Spacious Living Accommodation to include a Fitted Kitchen, Lounge, Dining Room, Conservatory, Three Bedrooms, Family Bathroom, Garage with Utility Area, Front & Rear Gardens & Driveway Parking.

Accommodation

Entrance Hall

Storm Porch, UPVC double glazed entrance door, skimmed ceiling, radiator

Kitchen (10' 09" Max x 8' 05" Max) or (3.28m Max x 2.57m Max)

UPVC double glazed window, textured ceiling, ceramic tiled flooring, fitted units with laminate worktops, sink, electric oven & hob, extractor, dishwasher, larder cupboard.

Dining Room (10' 07" x 8' 10") or (3.23m x 2.69m)

Doors to conservatory, textured ceiling, radiator.

Lounge

UPVC double glazed window, coved & textured ceiling, radiator, feature fireplace with gas fire.

Conservatory (11' 03" x 9' 05") or (3.43m x 2.87m)

Brick built with UPVC double glazed windows & door to garden, power & heating.

Stairs & Landing

UPVC double glazed window, skimmed ceiling, access via fitted ladder to insulated and boarded loft space.

Bedroom One (12' 06" x 10' 07") or (3.81m x 3.23m)

UPVC double glazed window, skimmed ceiling, radiator, fitted wardrobe.

Bedroom Two (12' 07" Max x 8' 10" Max) or (3.84m Max x 2.69m Max)

UPVC double glazed window, skimmed ceiling, radiator.

Bedroom Three (9' 06" Max x 7' 11" Max) or (2.90m Max x 2.41m Max)

UPVC double glazed window, skimmed ceiling, radiator.

Bathroom (6' 11" x 5' 07") or (2.11m x 1.70m)

UPVC double glazed window, skimmed ceiling, wash hand basin & WC within vanity unit, fully tiled walk in shower with mains shower, gas fired combination boiler.

Garage (17' 09" Max x 8' 05" Max) or (5.41m Max x 2.57m Max)

Covered walkway leads to courtesy door to garage. UPVC double glazed window, Up & over door, fitted units, space & plumbing for washing machine & tumble dryer. There is also a Separate WC

Outside Front

Low wall with driveway leading to front of garage and property. Lawn, gated access to rear.

Outside Rear

Fence enclosed garden with patio seating and pathway, lawn with plants, shrubs and trees to include an Apple & Cherry Tree, water tap, lighting, gated access to front and access to garage, timber shed.

Tenure

We are advised that the property is Freehold, although prospective purchasers should check this with their solicitors.

Services

EPC Rating:71

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D





All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is payable by the buyer. PLEASE NOTE that as of 1st April 2016 rates have increased significantly for Buy-to-Let purchases & second home purchases. For information on payment rates please see <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates> or ask for further information. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.