

122 Newport Road
Caldicot
Mon.
NP26 4BT

425,000



- Extended Four Double Bedroom Cottage
- Large Kitchen- Dining-Family Room
- Good Sized Lounge
- Utility/Cloakroom
- Bar/Games Room & Boot room
- Family Bathroom & Ensuite
- Fantastic Plot with Large Garden
- Garage & Driveway

Ref: PRD11327

Viewing Instructions: Strictly By Appointment Only

General Description

Extended Period Home with Fantastic Living Space & Sizeable Garden, This Fantastic Property has been thoughtfully Extended to provide a Spacious Kitchen, Dining Living area with Bi-fold doors onto the rear garden, Good sized Lounge, Utility/Cloakroom, Bar/Games Room, Four Double Bedrooms, Family Bathroom, Very Good Sized Garden, Garage & Driveway Parking, all within Walking Distance to the amenities of Caldicot Town Centre which include schooling, shopping, health & leisure facilities plus Caldicot Castle & grounds. There are rail & bus links plus convenient access to the M4 & M48 motorways bringing Bristol and Cardiff within easy commuting distance.

Accommodation

Entrance Hall/Dining Room (12' 04" x 11' 07") or (3.76m x 3.53m)

UPVC double glazed entrance door, skimmed ceiling, laminate flooring, two radiators, under stair storage cupboard.

Lounge (14' 02" x 11' 05") or (4.32m x 3.48m)

UPVC double glazed window, skimmed ceiling, wooden flooring, radiator, fireplace with timber surround & gas fire.

Open Plan Kitchen/Dining/Family Room (26' 03" Max x 15' 06" Max) or (8.00m Max x 4.72m Max)

UPVC double glazed windows and bifold doors to the rear garden, skimmed ceiling, laminate flooring, fitted units with wooden work surfaces & upstands, matching Island, sink, eye level double oven, 5 ring hob, extractor, integrated fridge & freezer, dishwasher, radiator.

Utility/Cloakroom

UPVC double glazed window, tiled flooring, WC, wash hand basin, plumbing for washing machine & tumble dryer, radiator, storage cupboard housing gas fired boiler.

Boot Room

Composite door to front of property & rear garden, access to Utility & Games Room, skimmed ceiling, ceramic tiled flooring.

Games Room & Bar (17' 11" x 10' 0") or (5.46m x 3.05m)

Access via Utility area, UPVC double glazed window, coved & skimmed ceiling, radiator, bar, power & lighting.

Stairs & Landing

Skimmed ceiling, access to loft space.

Master Bedroom (17' 11" Max x 15' 10" Max) or (5.46m Max x 4.83m Max)

Two UPVC double glazed windows, skimmed ceiling, radiator.

Ensuite (8' 06" x 3' 10") or (2.59m x 1.17m)

UPVC double glazed window, skimmed ceiling, ceramic tiled flooring, walk in shower with mains shower, WC, wash hand basin, towel radiator, extractor.

Bedroom Two (12' 05" x 11' 08") or (3.78m x 3.56m)

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

Bedroom Three (11' 08" x 10' 09") or (3.56m x 3.28m)

UPVC double glazed window, skimmed ceiling, radiator.

Bedroom Four (10' 11" Max x 9' 05" Max) or (3.33m Max x 2.87m Max)

UPVC double glazed window, skimmed ceiling, radiator.

Bathroom (9' 07" x 5' 10") or (2.92m x 1.78m)

UPVC double glazed window, skimmed ceiling, vinyl flooring bath with mains shower, WC, towel radiator, wash hand in vanity unit, over stair cupboard with shelving.

Outside Rear

Fence enclosed, timber decked seating, paved patio area, steps leading to large raised lawn with hard standing for shed or seating. Metal shed.

Outside Front

Stone wall with cast iron gate, pathway leads to storm porch & front of property. Driveway for multiple vehicles to side with access to garage.

Garage (18' 05" x 8' 11") or (5.61m x 2.72m)

UPVC double glazed window to rear, Up & over door, door to games room, power & lighting.

Tenure

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

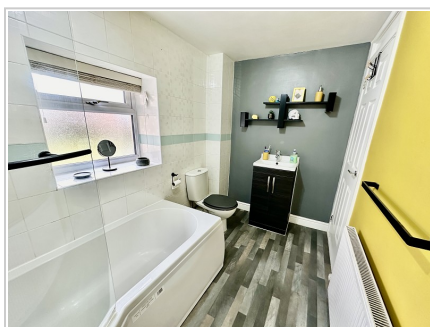
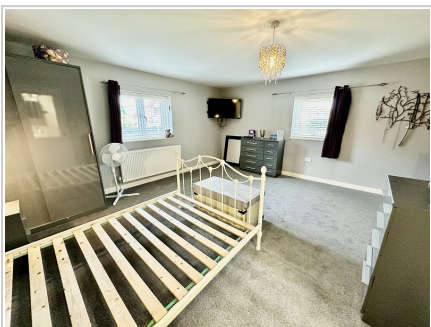
Services

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E





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.