

76 St. Annes Crescent
Undy
Caldicot
Mon.
NP26 3PL

234,500



- Spacious Two Bedroom Semi Detached
- Lounge & Conservatory
- Kitchen Dining Room
- Two Double Bedrooms
- Family Bathroom
- Utility/Storage Room
- Low Maintenance Garden
- Driveway Parking for Multiple Vehicles

Ref: PRD11331

General Description

Call us today to view this Spacious Two Bedroom Semi Detached Home with Conservatory & Side Utility/Storage. This Well Presented Property has Great Living space to include, Lounge, Kitchen Dining Room, Conservatory, Two Double Bedrooms, Bathroom, Private South Facing Rear Garden, Side Utility Room/Storage & Plenty of Driveway Parking. Located in a very popular area within a small development of properties in Undy Village. Magor & Undy Villages benefit from local amenities such as junior schooling & fantastic village shops plus additional leisure, shopping & health facilities in Magor Square. The larger town of Caldicot, a short distance of approximately three miles, provides a wider range of facilities as well as a leisure centre & senior schooling. There is convenient access to the rail link network at Severn Tunnel Junction, Rogiet and Caldicot plus the M4 motorway junction at Magor

Accommodation

Entrance Porch (4' 07" x 3' 04") or (1.40m x 1.02m)

UPVC double glazed entrance door & window, textured ceiling, vinyl flooring.

Lounge (15' 05" x 11' 10") or (4.70m x 3.61m)

UPVC double glazed window, textured ceiling, radiator, electric fire, power points.

Kitchen/Dining Room (11' 10" x 9' 03") or (3.61m x 2.82m)

UPVC double glazed window & doors to conservatory, textured ceiling, vinyl flooring, radiator, fitted units with laminate worktops. electric oven & gas hob, extractor, stainless steel sink & taps, space for fridge, peninsular with fitted units, laminate worktops, space for freezer & washing machine, power points.

Conservatory (11' 10" x 7' 07") or (3.61m x 2.31m)

UPVC double glazed windows with french doors to the rear garden, vinyl flooring, power point, lighting.

Stairs & Landing

Textured ceiling, access to insulated loft space.

Master Bedroom (11' 10" Max x 9' 03") or (3.61m Max x 2.82m)

UPVC double glazed window, textured ceiling, radiator, power points, full width fitted wardrobe.

Bedroom Two (11' 10" x 9' 05") or (3.61m x 2.87m)

UPVC double glazed window, textured ceiling, radiator, power points, fitted over bed storage with matching vanity units, wardrobe & side board.

Bathroom (8' 0" Min x 4' 07" Min) or (2.44m Min x 1.40m Min)

UPVC double glazed window, textured ceiling, vinyl flooring, partially tiled walls, bath with mixer shower & taps, wash hand basin within vanity unit, WC, extractor, radiator, storage cupboard housing hot water tank & shelving.

Utility/Storage Room (20' 10" x 7' 07") or (6.35m x 2.31m)

UPVC door to front door, window & UPVC stable door to rear garden, vinyl flooring, power & lighting, fitted units with laminate worktop, sink unit, electric shower, space for tumble dryer

Outside Rear

Fence enclosed with access to the front via utility, low maintenance paved seating, water tap, security light.

Outside Front

Driveway for multiple vehicles leading to front & utility.

Tenure

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

Services

EPC Rating:68

Tenure

We are informed that the tenure is Freehold

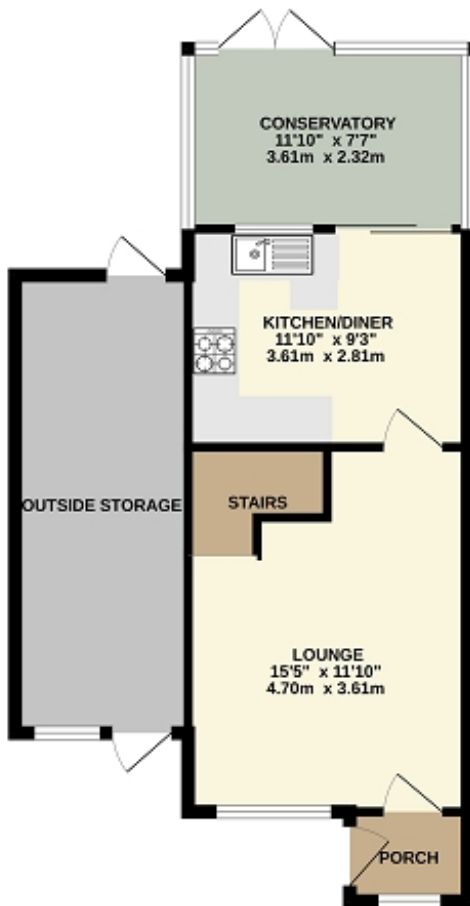
Council Tax

Band C

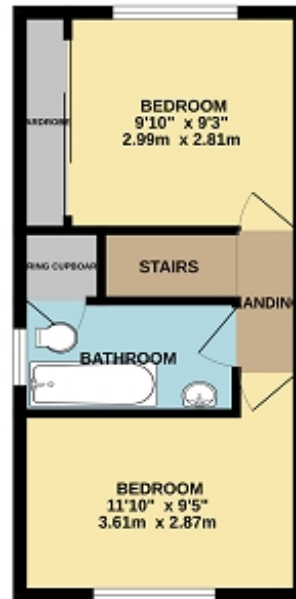




GROUND FLOOR
543 sq ft. (50.4 sq.m.) approx.



1ST FLOOR
292 sq ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA: 834 sq ft. (77.5 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with hoxlogix 12004

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.