

119 Newport Road
Caldicot
Mon.
NP26 4BS

249,950



- Spacious End Terrace Period Property
- Lounge & 2nd Reception Room
- Fitted Kitchen
- Ground Floor Bathroom
- Three Bedrooms
- Great Sized Rear Garden
- Driveway Parking
- No Onward Chain



Ref: PRD11345

Viewing Instructions: Strictly By Appointment Only

General Description

Spacious End of Terrace Property with Plenty of Period Charm. This Extended property provides plenty of Living accommodation to include Lounge & 2nd Reception, Fitted Kitchen, Ground floor Bathroom, Three Bedrooms, Great Sized Rear Garden, Driveway Parking. The property also benefits from having No Onward Chain

Accommodation

Entrance Hall

UPVC double glazed entrance door, skimmed ceiling, ceramic tiled flooring, radiator

Lounge (11' 03" x 10' 08") or (3.43m x 3.25m)

UPVC double glazed window, skimmed ceiling, fireplace with wooden mantle, ceramic tiled surround & slate hearth, built in bookshelves, radiator, television point

Rear Reception (14' 08" x 10' 08") or (4.47m x 3.25m)

UPVC double glazed window, laminate flooring, brick fireplace with duel fuel burner & brick hearth, under stair storage cupboard, radiator, power points.

Kitchen (12' 01" x 8' 04") or (3.68m x 2.54m)

UPVC double glazed window & door, skimmed ceiling, laminate flooring, fitted units with laminate work surfaces & tiled splash backs, gas oven & hob, extractor hood, sink unit, plumbing for washing machine.

Bathroom (8' 09" x 8' 04") or (2.67m x 2.54m)

UPVC double glazed windows, textured ceiling, vinyl flooring, radiator, wash hand basin with splash back tiling, bath with mains shower, WC, cupboard housing combi boiler.

Stairs & Landing

Skimmed ceiling, access via fitted ladder to insulated loft.

Bedroom One (14' 09" x 10' 08") or (4.50m x 3.25m)

UPVC double glazed windows, skimmed ceiling, exposed varnished floorboards, television point.

Bedroom Two (13' 09" x 6' 04") or (4.19m x 1.93m)

UPVC double glazed window, textured ceiling, exposed painted floorboards, radiator.

Bedroom Three (7' 11" x 7' 10") or (2.41m x 2.39m)

UPVC double glazed window, textured ceiling, radiator.

Outside Front

Blocked paved driveway for two vehicles, lighting.

Outside Rear

Enclosed garden with fence & wall boundaries, courtyard leading to lawn area with shrubs & trees, rear stone chipped seating area with timber shed & rear gate access.

Tenure

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

Services

EPC Rating:59

Tenure

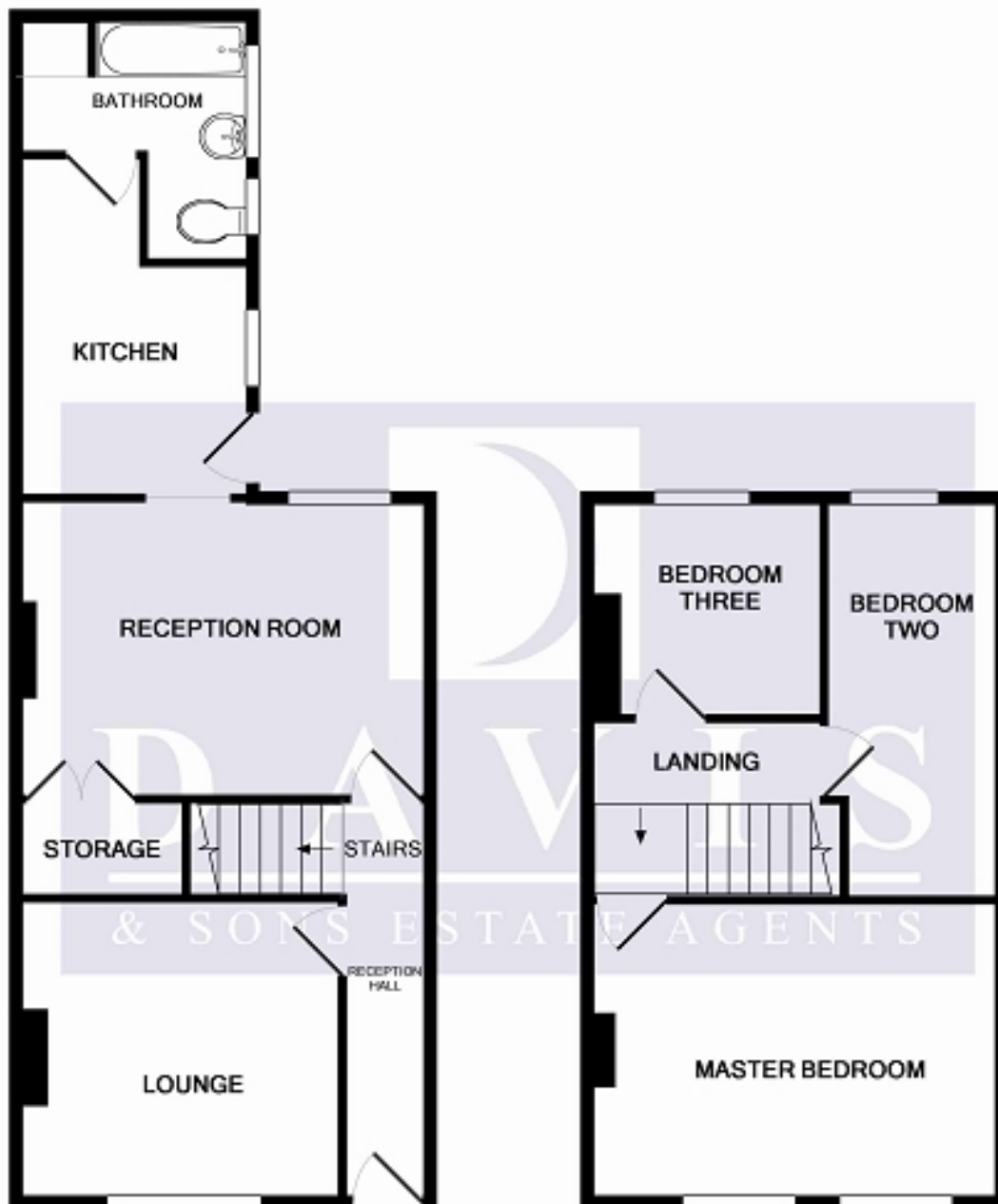
We are informed that the tenure is Freehold

Council Tax

Band D







GROUND FLOOR
APPROX. FLOOR
AREA 503 SQ.FT.
(46.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 359 SQ.FT.
(33.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 862 SQ.FT. (80.1 SQ.M.)

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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.