



## Fernleigh Road, offers in excess of £250,000

- Three bedroom semi detached
- Driveway
- Council Tax - Band C
- Study/ playroom to side with WC
- Sought after location
- Ideal for commuting
- Garden
- EPC Rating: C



 3  1  2



## About the property

Opportunity to purchase this three bedroom semi detached family home. Driveway to front, annexe & large rear garden. Close to the amenities in Caldicot Town Centre including schools, shopping, health & leisure facilities plus Caldicot Castle. Convenient for commuting.





## Accommodation

### Hallway

Enter via an opaque UPVC double glazed door to hallway. Stairs to first floor. Wood laminate flooring. Radiator. Stairs to first floor. Doors to lounge and kitchen. Understairs storage cupboard.

### Lounge

13' 2" x 11' 4" ( 4.01m x 3.45m )  
UPVC double glazed window to front elevation. Wood laminate flooring. Radiator. Fireplace. Arch to dining room.

### Dining Room

8' 5" x 10' 11" ( 2.57m x 3.33m )  
UPVC double glazed window to rear elevation. Wood laminate flooring. Door to kitchen.

### Kitchen

10' 10" x 8' 8" ( 3.30m x 2.64m )  
Base units with laminate worktops incorporating a one and a half sink bowl and drainer. Electric cooker point. Plumbing for washing machine. Wall cupboards. Radiator. UPVC double glazed window and opaque UPVC double glazed door to rear garden. Door to hallway.

### Landing

Opaque UPVC double glazed window to side elevation. Doors to bedrooms and bathroom. Access to loft.

### Bedroom One

12' 6" max x 12' 4" ( 3.81m max x 3.76m )  
UPVC double glazed window to front elevation. Radiator.

### Bedroom Two

9' 4" x 12' 6" ( 2.84m x 3.81m )  
UPVC double glazed window to rear elevation. Radiator. Fitted double wardrobe.

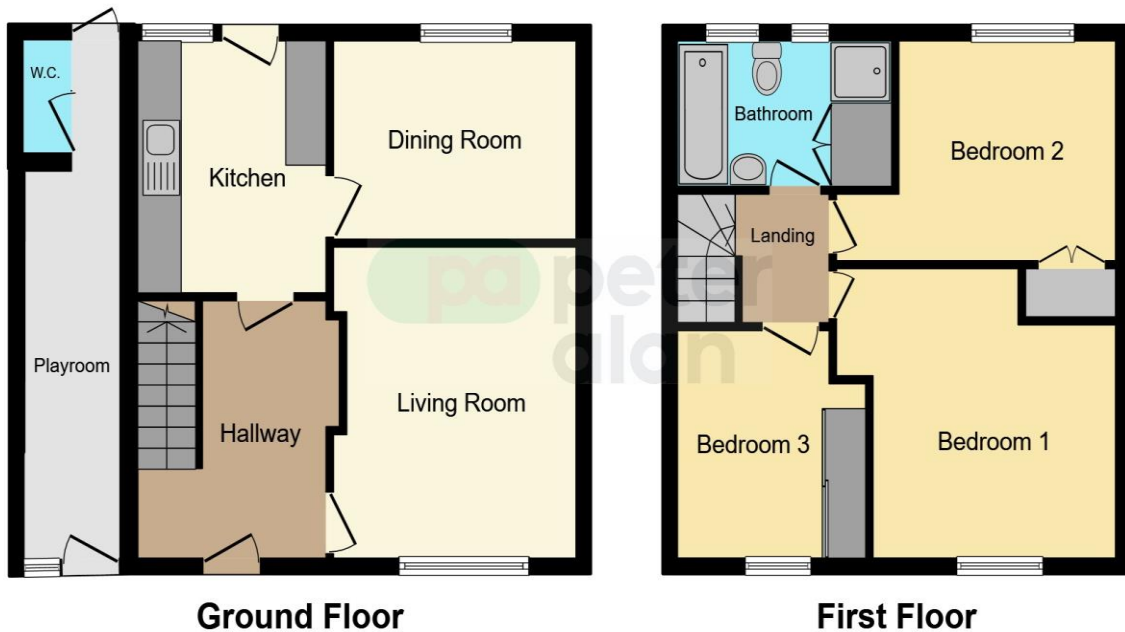
### Bedroom Three

UPVC double glazed window to front elevation. Radiator.

### Bathroom

Comprising bath, close coupled WC, pedestal wash hand basin and shower cubicle. Radiator. Tiled splashbacks. Ceramic tile flooring. Two opaque UPVC double glazed windows to rear elevation. Double doors to airing cupboard housing a wall mounted Worcester gas combination boiler.

## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let