



Caxton View, Monmouth

£470,000

- Council Tax F
- Well presented family home
- Popular location
- Attractive rear garden
- EPC Rating: C



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About the property

Situated in a popular established area, with an attractive enclosed lawned garden to rear having paved patio adjacent to the back of the house, ideal for entertaining, also offering a degree of privacy. The property is beautifully maintained and well presented both externally and internally. The accommodation briefly comprises; Reception Hall and Cloakroom. Sitting Room with recessed bay window to front aspect, feature fireplace with coal effect gas fire, with matching hearth and inset, with wooden surround, wood effect flooring. Updated modern Kitchen with range of gloss fronted units and Breakfast Area, opening through to Utility Room. Dining Room with glazed door leading out to rear garden. On the first floor, Main Bedroom with En-suite Shower Room, three further generous Bedrooms and a Bathroom. Integral Garage with extensive double driveway parking to front and adjacent to this is an additional hard standing area.

Accommodation

Reception Hall

Cloakroom

Sitting Room

16' x 12' extending to 13' 7" bay (4.88m x 3.66m extending to 4.14m bay)

Dining Room

9' 8" x 8' 8" (2.95m x 2.64m)

Kitchen/Breakfast Room

16' 3" x 9' 8" (4.95m x 2.95m)

Utility Room

5' 5" x 7' 5" (1.65m x 2.26m)

Bedroom 1

11' 5" x 13' 1" (3.48m x 3.99m)

Ensuite Shower Room

Bedroom 2

10' 8" x 10' (3.25m x 3.05m)

Bedroom 3

9' 4" x 7' 7" (2.84m x 2.31m)

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.