



SUDBROOK

Guide price **£260,000**



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To book a viewing call 01291 626262

63 GREAT SPRING ROAD

Sudbrook, Caldicot, Monmouthshire NP26 5UY



2 Ensuites

Off road parking for 2 cars

Popular location, close to amenities & schooling

The village of Sudbrook and neighbouring village of Portskewett offer a range of local amenities to include a well-respected primary school, doctors' surgery and pharmacy, village shop and public house.

The coastal path is a short distance from the property, as are the beautiful grounds of Caldicot Castle and Country Park. M4 access is close at hand for those wishing to commute, there are links at both Magor and Chepstow, and rail stations at both Caldicot and Severn Tunnel Junction in Rogiet.

The property was constructed by Redrow Homes approx. 6 years ago and has the remainder of the NHBC still in place. Mill Meadows is a sought after development and popular with not only local residents but also those commuting to Bristol. The property has a unique design of two double bedrooms, both benefitting from ensuites.



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KEY FEATURES

- Modern mid-link property
- 2 Bedrooms
- Kitchen with space for a dining table & integrated appliances
- Good sized living room
- Enclosed rear gardens
- Well located for commuting



STEP INSIDE



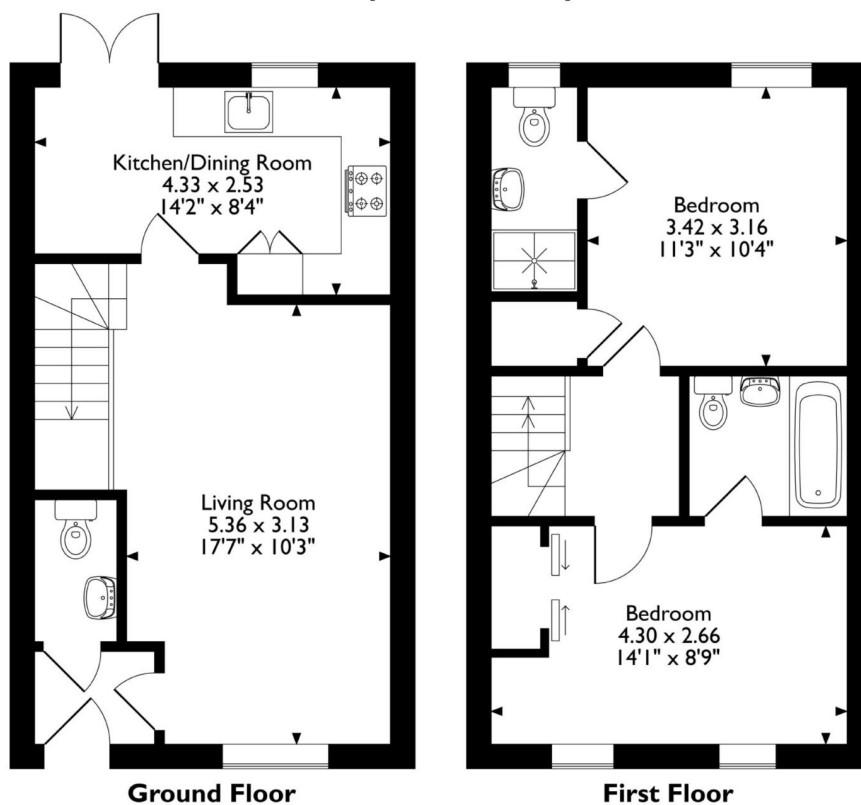
This modern two double bedroom Redrow built home would make an ideal first time purchase or investment property.

The property comprises of a cloakroom, fitted with a modern two-piece suite.

There is a good-sized living room, which faces the front elevation with stairs leading to the first floor, plus a useful storage cupboard. Laminate flooring, feature wall with LED lighting and fitted blinds to the front facing window. There is access to the kitchen from the living room.

The kitchen has a dedicated space for a dining table if required, and is fitted with a modern range of base and wall units. Integrated appliances comprise of a fridge freezer, oven, hob, and dishwasher. This rear facing room overlooks the garden, with French door giving access to the garden. The central heating boiler is neatly concealed within a cupboard, and there is utility plumbing.

Approximate Gross Internal Area 70 Sq M/754 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

To the first floor there are two double bedrooms located off the landing area, both of these bedrooms benefit from ensuites.

The master bedroom faces the front elevation, with dual windows having fitted blinds and a fitted double mirror fronted wardrobe, plus an additional wardrobe unit to remain providing extra storage. There is an ensuite bathroom to this room, fitted with a three-piece suite, the bath has a shower over, and the wall cabinet will remain.

Bedroom two has a rear facing garden aspect and will also accommodate a double bed. This bedroom also benefits from an ensuite by way of a shower room fitted with a three-piece suite, again the wall cabinet will remain in situ.

STEP OUTSIDE



Then stepping outside there is a north easterly facing rear garden, which is well enclosed by fencing and has planted borders and a lawned area with a paved sun terrace and garden shed. For convenience there is side pedestrian access. There are two allocated off-road parking spaces located to the front elevation.

AGENTS NOTE:

There is a pending site maintenance charge for all properties within the Redrow development, we are advised that this annual charge will be in the region of £200/£300.

INFORMATION

Postcode: NP26 5UY
Tenure: Freehold
Tax Band: D
Heating: Gas
Drainage: Mains
EPC: B





DIRECTIONS

From Chepstow take the A48 road to Caldicot passing the St Pierre Golf & Country Club. At the roundabout take the first exit onto the B4245, proceed for a few miles and turn left onto Crick Road (at a staggered crossroads) and the left onto Main Road. Turn right onto Sudbrook Road, continue over the small bridge and the site will be on your right in a short distance, the property is located on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		85	94
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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