

**Ferndale  
Penhow  
Caldicot**



**PROCEEDABLE VIEWERS ONLY**

- PROCEEDABLE VIEWERS ONLY
- REQUIRES FULL REFURBISHMENT
- OCCUPIES A GOOD SIZED PLOT
- VERSATILE LIVING ACCOMMODATION
- FOUR BEDROOMS
- TWO BATHROOMS
- GARAGE AND DRIVEWAY
- BEAUTIFUL SEMI-RURAL LOCATION
- NEAR TO MAIN ROAD CONNECTIONS
- POTENTIAL TO REALLY MAKE IT YOUR OWN

**Chain Free £340,000**



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# Parc Seymour, NP26 3AB

## Introduction

**\*\*PROCEEDABLE VIEWERS ONLY - REQUIRES FULL REFURBISHMENT\*\*** A rare opportunity to purchase this spacious detached bungalow situated within highly desirable and semi-rural Parc Seymour, offering easy access to excellent amenities and main road connections. The property requires a full overhaul in terms of refurbishment and perhaps extending/reconfiguring to suit the taste of the successful purchaser (subject to relevant planning permissions).

We believe the property was built in the 1950s and occupies this generously-sized and private plot as well as the addition of a first floor dormer, providing two additional bedrooms and en-suite.

On entering the property, we are welcomed into the hallway which leads off to a good sized lounge, bathroom, kitchen/diner and conservatory, as well as two out of the four bedrooms. Due to the versatility of this property, these bedrooms could be utilised as additional living/sitting areas. Upstairs, there are two further bedrooms and an en-suite as well as plenty of under-eave storage running the width and length of the property.

Outside, the driveway provides off road parking as well as access into the wider than average single garage, accessible via an electric up and over door to the front and pedestrian door to the rear. The garden is of good size and laid mainly to grass with lots of mature plants, trees and shrubbery, plus a potting shed.

Viewing really is essential to appreciate the excellent potential this property has.

## Tenure

Freehold

## Boundaries

All legal boundaries should be confirmed by your solicitor

## Council tax

Band F

## Viewing

By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.



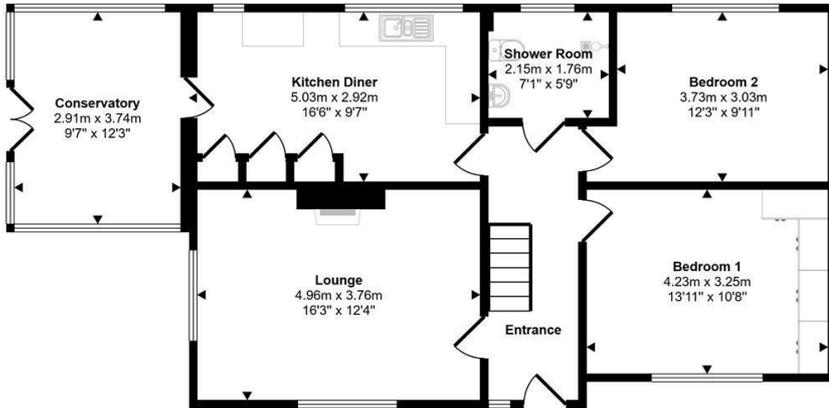
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

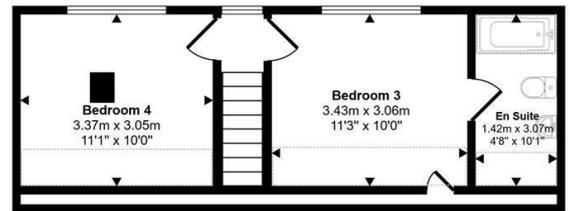
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
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Approx Gross Internal Area  
118 sq m / 1272 sq ft



Ground Floor  
Approx 86 sq m / 929 sq ft

 Denotes head height below 1.5m



First Floor  
Approx 32 sq m / 344 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.