

H & H

HOUSE & HOME
PROPERTY AGENTS



23 Fernleigh Road

, Caldicot, NP26 4EG

No onward chain £254,950



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Description

This semi-detached property is offered to the market with no onward chain and represents an excellent opportunity for a buyer to modernise and add value.

The accommodation comprises a spacious reception hall, kitchen, dining room and separate living room on the ground floor. Upstairs, there are three generous bedrooms, a bathroom and a separate W.C.

Externally, the property benefits from a driveway providing off-road parking, a large, well-maintained rear garden and several useful outbuildings, including a purpose-built store, W.C., summerhouse and garden shed.

Caldicot town centre is conveniently located just a short distance away, offering a variety of local convenience stores as well as two larger supermarkets. The area is also home to junior and secondary schools.

Transportation options are plentiful, with bus and rail links available in both Caldicot and Chepstow. In addition, the property benefits from excellent road and motorway networks, providing easy access to larger towns and cities for those who commute.

Reception Hall

Approached via UPVC double glazed and panelled door. Panelled radiator. UPVC double glazed window to side elevation. Stairs to first floor landing. Stair lift can be included in the sale or removed if need be. Doors off.

Kitchen

10'07 x 8'09 (3.23m x 2.67m)

Fitted with a matching range of base and eye level wooden fronted storage units all with work surfaces

over and tile splash backs. Single drainer stainless steel sink and mixer tap set into work surface. Built in double oven and grill. Four ring electric hob set into work surface with filter unit and light over. Space for under counter fridge. Plumbing and space for washing machine. Under stairs storage cupboard. Full tiling to walls. Panelled radiator. UPVC double glazed window and UPVC double glazed and panelled door to rear garden. Glazed door to dining room.

Dining Room

10'08 x 8'04 (3.25m x 2.54m)

Coving. Panelled radiator. UPVC double glazed window to rear elevation. Glazed doors to living room.

Living Room

13'03 x 11'04 (4.04m x 3.45m)

Coving. Feature fireplace with living flame gas fire inset. Panelled radiator. UPVC double glazed window to front elevation. glazed door to reception hall.

First Floor Stairs and Landing

Access to loft inspection point with drop down ladder. We are informed the loft is partly boarded. Cupboard housing wall mounted gas combination boiler. UPVC double glazed window to side elevation. Doors off.

Bedroom One

12'05 max to door recess x 12'05 (3.78m max to door recess x 3.78m)

Fitted bedroom furniture to remain. Panelled radiator. UPVC double glazed window to front elevation.

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Bedroom Two

12'05 max to door recess x 9'02 (3.78m max to door recess x 2.79m)

Panelled radiator. UPVC double glazed window to rear elevation.

Bedroom Three

9'06 max x 8'08 max (2.90m max x 2.64m max)

Fitted bedroom furniture to remain. Panelled radiator. UPVC double glazed window to front elevation.

Bathroom

Pedestal wash hand basin with chrome mixer tap. Bath with electric shower over and glazed shower screen. Fully tiled walls, Panelled radiator. Opaque UPVC double glazed window to rear elevation.

W.C.

Low level W.C. Full tiling to walls. Opaque UPVC double glazed window to rear elevation.

Driveway

Wrought iron gates lead to driveway.

Garden

To the front a well maintained level lawn with stocked border. Gate at the side of the property leads through the generously sized rear garden which enjoys a good degree afternoon and evening sunshine. Predominantly laid to lawn with stocked beds and borders. Purpose built brick shed and gardeners W.C. Summerhouse, garden shed and greenhouse to remain.

Material Information

Tenure - Freehold

Council Tax Band - C

Mains gas. Mains electricity. Mains water. Mains drainage.

We are informed the property is standard construction. Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.org.uk/>



Road Map



Hybrid Map



Terrain Map



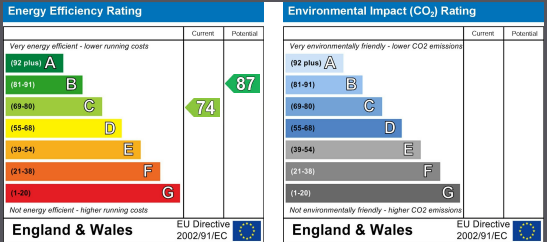
Floor Plan



Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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