



55 Elan Way

Caldicot, Monmouthshire, NP26 4PZ



55 Elan Way

Caldicot, Monmouthshire, NP26 4PZ

Two bedroomed semi detached bungalow, front & rear gardens, parking & garage, close to Caldicot Country Park.

- Offered with No Onward Chain
- Semi Detached Bungalow
- Spacious entrance hall
- Lounge/Dining Room with open outlook
- Fitted kitchen
- Two bedrooms
- Bathroom
- Enclosed rear garden & open front garden
- Off road parking & Single garage
- Edge of town location
- Close to local amenities
- Excellent transport links

Guide Price
£175,000

Unit 6 Manor Way, Library Place, Chepstow,
Monmouthshire, NP16 5HZ
chepstow@david-james.co.uk
Tel 01291 626775
www.david-james.co.uk

Description

Offered to the market with no onward chain is this semi-detached bungalow occupying a generous plot within this sought-after village location just a short distance from Caldicot town centre and its extensive range of amenities. The well-planned and versatile living accommodation comprises a spacious entrance hall, large lounge/dining room, opening to a fitted kitchen, double bedroom, second single bedroom & bathroom. Further benefits include a single garage and parking, with gardens to both the front and rear of the property.

Situation

This desirable location is within walking distance of Caldicot Castle and Country Park as well as being close to an extensive range of amenities to include leisure centre, doctor's surgery, supermarkets, schools, shops, restaurants and pubs nearby. The A48, M48 and M4 motorway and rail network are all within easy reach bringing Newport, Cardiff and Bristol within convenient commuting distance.

Accommodation

Enter into a welcoming and spacious entrance hall, providing access to all rooms and airing cupboard housing the central heating boiler. Overlooking the front aspect with a pleasant outlook the lounge is light and airy with space for a dining table and chairs, patio doors provide access to the front gardens. The kitchen is open plan to the lounge and comprises a range of fitted units, with laminate worktop, inset sink with drainer, integrated cooker with electric hob above, space for washing machine and fridge / freezer. Door to side aspect and window to front aspect.

The master bedroom is a good sized double room. Bedroom two is a large single bedroom both with views across the rear gardens.

The bathroom comprises bath with shower over, WC, pedestal wash hand basin and window.

Outside

The front garden is laid to lawn with shrub flower beds and access to the front door. There is side access leading to the rear garden which is generous in size and low maintenance. It is laid to lawn with a paved patio area ideal for dining and entertaining friends and family, all enclosed by panel fencing.

There is a single garage and offroad parking for one vehicle to the rear.

Tenure

We are informed the property is Freehold. Intended purchasers should make their own enquiries via their solicitor.

Services

Mains electric, water and drainage.
EPC Rating: C

Local Authority

Monmouthshire County Council
Council tax band: D

Viewing

Strictly by appointment with the Agents:
David James, Chepstow

Agents note

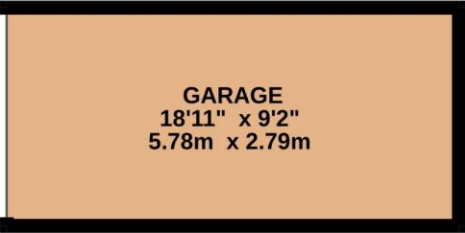
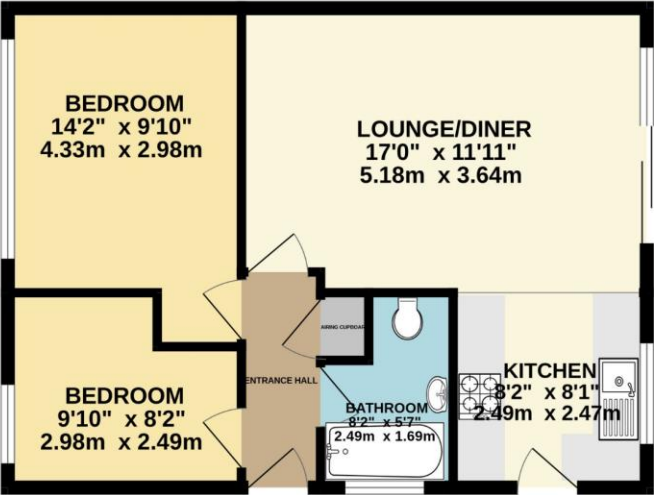
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor. WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC
The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



GROUND FLOOR
712 sq.ft. (66.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

