



54 Kensington Park

Magor, Caldicot, Monmouthshire, NP26 3QH



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Well presented terraced house with 2 reception rooms, kitchen, 2 bedrooms, bathroom, enclosed rear gardens and off road parking, located within walking distance of Magor Square.

- Terraced House
- Two Reception Rooms
- Fitted kitchen
- Two bedrooms
- Bathroom
- Enclosed garden
- Off road parking
- Village location, close to local amenities
- Excellent commuting links

Offers in excess of
£250,000

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Monmouthshire, NP16 5HZ
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Tel 01291 626775
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Description

Well presented 2-bedroom terraced house located in a sought after village setting. This modern property boasts a spacious living area, a fully fitted kitchen, sunroom, two well-proportioned bedrooms, and a family bathroom. The house further benefits from a private garden, perfect for outdoor entertaining or relaxation. Additionally, off-street parking is available for convenience. Situated in the village of Magor, this property offers a peaceful setting while still being within easy reach of local amenities and transport links. Ideal for first-time buyers, small families, downsizers or as an investment opportunity.

Situation

The property is situated at the end of a quiet cul-de-sac within a popular residential location a very short, level walking distance of the thriving Magor Square which provides a range of amenities to include independent shops, Pubs, restaurants, Post Office and a small supermarket as well as a popular Primary School. There is excellent access to the Severn Bridge, providing access eastbound to Bristol (24.3 miles) and westbound to Newport (10.1 miles) and Cardiff (23.7 miles). The Severn Tunnel Junction in Rogiet provides regular rail links to neighbouring towns and cities.

Ground Floor Accommodation

Enter into a welcoming entrance hall with staircase to the first floor landing and door into the lounge, a good size reception room with feature fireplace, window to the front aspect, useful under stairs storage cupboard and door leading through into the Kitchen, comprising a range of fitted wall and base units with laminate worktop incorporating inset sink unit with drainer, integrated appliances including double oven/grill, hob with overhead extractor hood and space for fridge/ freezer and plumbing for a washing machine. The garden room is located off the kitchen and provides an additional reception room, with underfloor heating, perfect for dining or relaxation as french doors lead directly to the rear garden.

First Floor Accommodation

Stairs lead from the entrance hall to the first floor landing with loft hatch access, linen cupboard and doors to all rooms. There are two bedrooms, the principal bedroom located to the front with built in wardrobes, the second to the rear currently utilised as a home office, the family bathroom comprises bath with shower over, WC and washhand basin.

Outside

To the front of the property there is private off road parking for two vehicles.

The rear gardens are enclosed and accessed directly off the sun room, perfect for dining and entertaining, with the benefit of a useful wooden shed for additional storage.

Tenure

We are informed the property is Freehold.

Intended purchasers should make their own enquiries via their solicitors.

Services

The property benefits mains electricity, water and drainage.
EPC Rating: C

Viewing

Strictly by appointment with the Agents: David James.
Tel: 01291 626775

Ref: CHE260089

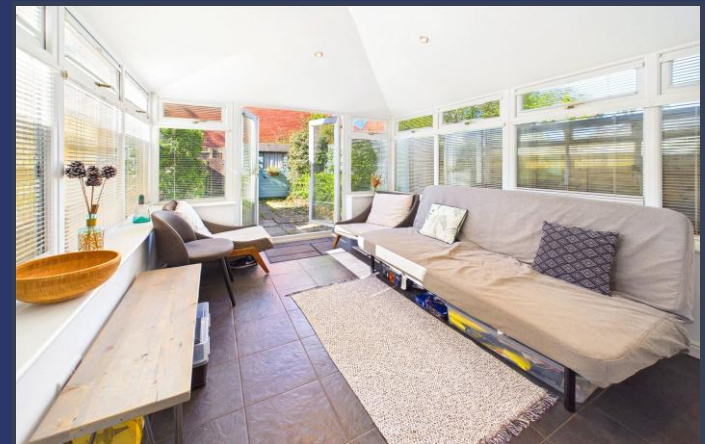
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PLANS AND PARTICULARS

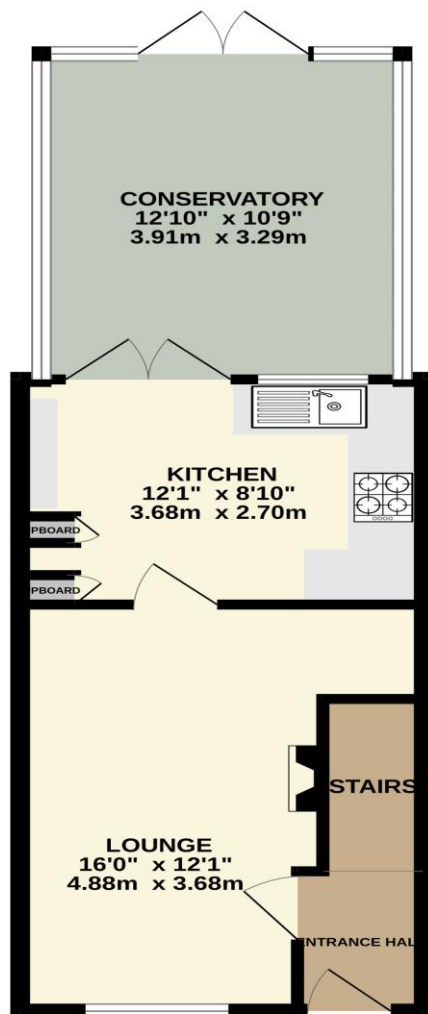
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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

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
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.

