



**7 Barons Court, Undy, Caldicot. NP26 3PG**  
**£400,000**  
**Tenure Freehold**

- **SUBSTANTIALLY EXTENDED DETACHED HOUSE**
- **4 DOUBLE BEDROOMS**
- **KITCHEN/DINING ROOM**
- **UTILITY ROOM & W/C**
- **EN-SUITE & FAMILY BATHROOM**
- **CONSERVATORY**
- **SITTING ROOM/OFFICE**
- **DOUBLE DRIVEWAY**
- **ENCLOSED REAR GARDEN**
- **HIGHLY SOUGHT AFTER LOCATION**



**\*EXTENDED, 4 DOUBLE BEDROOM, DETACHED FAMILY HOME WITH KITCHEN/DINING ROOM, CONSERVATORY, UTILITY, LIVING ROOM, SITTING ROOM/OFFICE, EN-SUITE, FAMILY BATHROOM DOUBLE DRIVEWAY WITH EASY ACCESS TO JUNCTION 23 OF THE M4\***

Situated in the highly sought after village of Undy is this substantially extended, 4 double bedroom, detached house, close to all local amenities, schools, bus routes, pubs, restaurants & with easy access to junction 23 of the M4 making it perfect for commuting. Now offering spacious living accommodation briefly comprising to the ground floor: entrance hallway, w/c, sitting room/office, lounge, kitchen/dining room with granite work tops, conservatory and utility room with walk in storage cupboard. On the first floor: four double bedrooms, en-suite shower room and family bathroom. Outside, to the front is a double driveway with electric charging point with gated side access to the rear. To the rear is a good size, enclosed garden with decking seating area, lawn and further patio area.

The property further benefits from having a condensing gas boiler with water tank, upvc double glazing and viewing is highly advised by the agents.

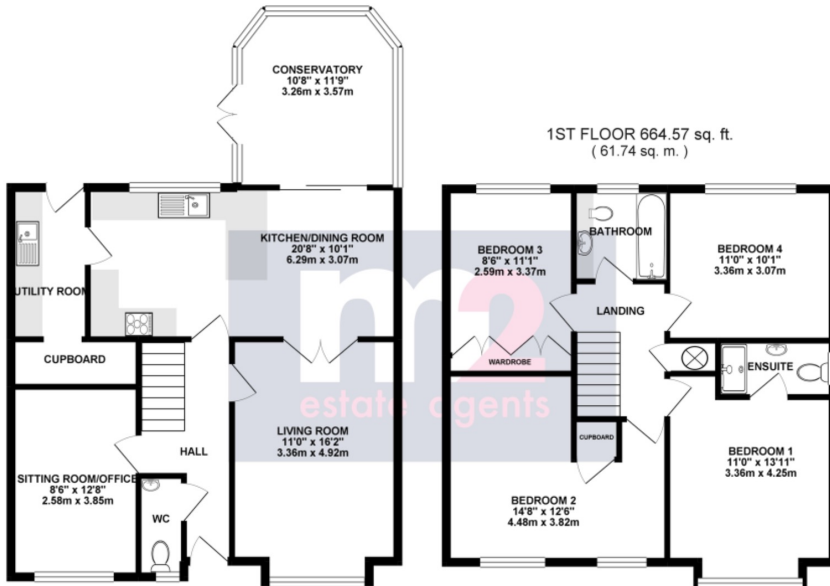
Services:

Council Tax Band:

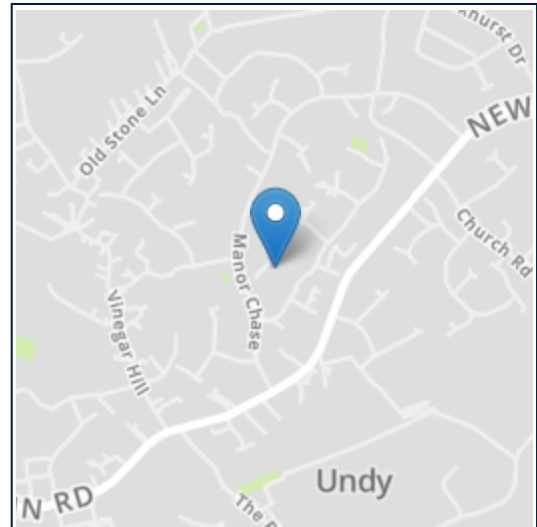
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GROUND FLOOR 781.04 sq. ft.  
(72.56 sq. m.)



TOTAL FLOOR AREA : 1445.61 sq. ft. (134.30 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.  
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	71	
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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