



8 Caestory Avenue, Raglan, Usk. NP15 2EH

£365,000

Tenure Freehold

- **LARGER THAN AVERAGE SEMI DETACHED PROPERTY**
- **OCCUPYING A SUPERB CORNER PLOT**
- **SOUGHT AFTER LOCATION WITHIN RAGLAN VILLAGE**
- **ENTRANCE HALL**
- **GOODSIZE LOUNGE/DINER**
- **KITCHEN**
- **SIDE PORCH WITH WC & STORAGE**
- **3 GOODSIZE BEDROOMS**
- **BATHROOM**
- **EXTENSIVE PARKING & LARGE REAR GARDEN**

Situated within Raglan village close to an excellent range of amenities this larger than average semi detached property benefits from 3 good size bedrooms and occupies a superb level corner plot. The property lies within a short distance of the A449 providing access to the M4 & Monmouth.

The ideal family accommodation is described as follows: To the ground floor: An entrance hall with stairs to first floor leads to the spacious lounge/dining room with dual aspect, opening to the rear garden. The kitchen again enjoys an outlook over the rear garden with storage cupboard and space for a table. The side porch has doors to the front & rear, ground floor WC, storage cupboard and opening to the garage.

To the first floor: a landing provides access to 3 good size bedrooms and a family bathroom with linen cupboard.

Outside to the front: a concrete driveway and lawns garden enclosed by hedging. A further gravel driveway extends to the side of the property and provides access to the rear. To the rear: A seating area overlooks a large level lawn garden offering great potential, enclosed by hedging & fencing.

Services:

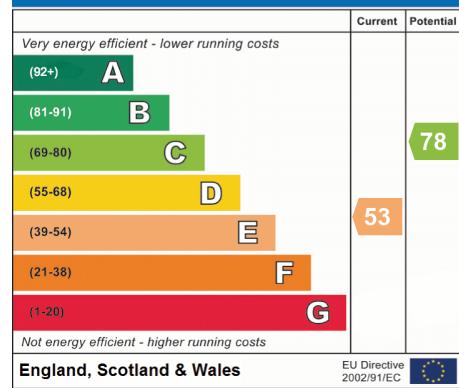
All mains services connected

Council Tax Band:

E



Energy Efficiency Rating



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.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

I/We acknowledge that I/we have read and understand your terms letter and that these property (8 Caestory Avenue, Usk, NP15 2EH) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____