



**20 Queens Gardens, Magor, Caldicot. NP26
3BU
£425,000
Tenure Freehold**

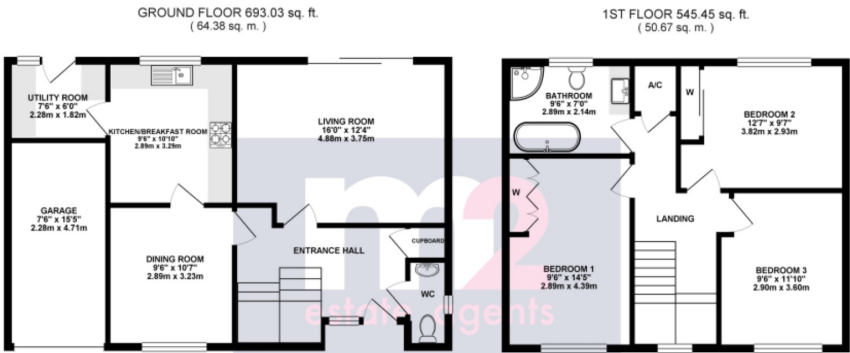
- **SPACIOUS DETACHED HOUSE**
- **3 DOUBLE BEDROOMS**
- **LIVING ROOM**
- **DINING ROOM**
- **UTILITY ROOM & CLOAKROOM**
- **KITCHEN / BREAKFAST ROOM**
- **REFITTED BATHROOM**
- **GARAGE & LARGE DRIVEWAY**
- **NO CHAIN**
- **HIGHLY SOUGHT AFTER MAGOR LOCATION**

NO CHAIN!! SPACIOUS, 3 DOUBLE BEDROOM, DETACHED FAMILY HOME IN SOUGHT AFTER MAGOR LOCATION WITH LIVING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY, W.C, REFITTED BATHROOM, GARAGE & DRIVEWAY WITH EASY ACCESS TO JUNCTION 23 OF THE M4**£425,000-£450,000

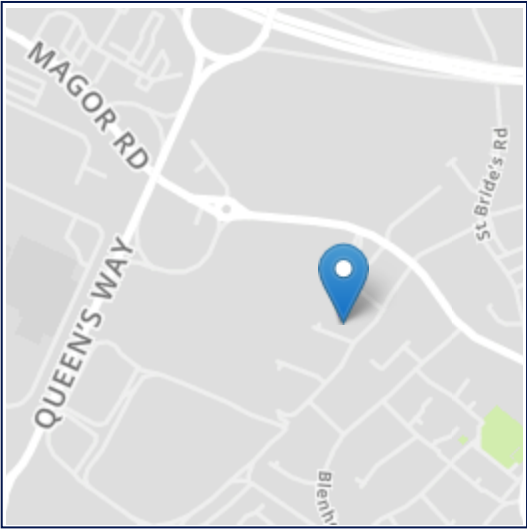
Situated within the highly sought after village of MAGOR is this incredibly spacious, three double bedroom, detached family home. Within walking distance to “The Square” with its variety of independent shops, amenities, pubs, cafes and primary school. Severn Tunnel train station is only minutes away as is junction 23 of the M4 making it perfect for commuting to Bristol/Cardiff and beyond.

Offering spacious living accommodation briefly comprising, to the ground floor: entrance hallway, w.c, living room with patio doors opening to the rear garden, dining room, kitchen/breakfast room and utility room. On the first floor: three double bedrooms and a lovely refitted bathroom. Outside, to the front is a large paved driveway leading to the single garage with feature lawn and path to the front door and side gate. To the rear: a good size, private garden with patio area and lawn with bordering flower beds.

The property further benefits from having a gas central heating system, double glazing throughout and is being offered for sale with no onward chain.
Services:
Council Tax Band:
E



TOTAL FLOOR AREA: 1238.48 sq. ft. (115.06 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 mis-statement. This plan is for illustrative 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 as to their operability or efficiency can be given.
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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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