



26 Fayre Oaks, Raglan, Usk. NP15 2HA
£365,000
Tenure Freehold

- SPACIOUS, DETACHED, VERSATILE FAMILY HOME
- REQUIRING SOME UPDATING
- POPULAR VILLAGE LOCATION
- ENTRANCE HALL
- LOUNGE/OPENING TO DINING ROOM
- 4 LARGE BEDROOMS
- GROUND AND FIRST FLOOR SHOWER ROOMS
- 2 GARAGES AND EXTENSIVE PARKING
- LARGE ENCLOSED REAR GARDEN
- NO CHAIN

A larger than average detached dormer bungalow occupying a good sized plot and offering spacious, versatile family accommodation, lying within Raglan village a short distance from the local school and an excellent range of amenities.

A spacious entrance hall features stairs to the first floor. A good size lounge has sliding doors to the garden. The lounge is open to the dining room which leads to the kitchen/breakfast room. Two large ground floor bedrooms enjoy an outlook to the front serviced by a ground floor shower room.

Upstairs the landing with large linen cupboard gives access to a shower room and 2 further generous bedrooms.

Outside: To the front: A wrap around driveway provides parking and access to 2 garages.

To the rear: A patio area and large level lawned garden enjoys a sunny aspect, enclosed by hedging and fencing.

Services:

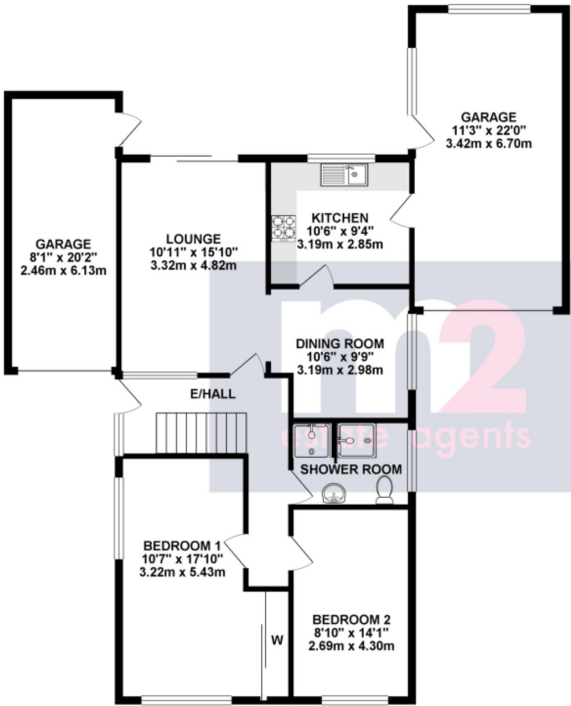
All mains services connected

Council Tax Band:

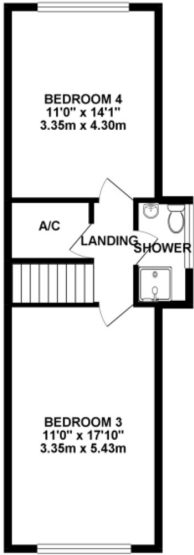
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GROUND FLOOR 1254.34 sq. ft.
(116.53 sq. m.)



1ST FLOOR 451.35 sq. ft.
(41.93 sq. m.)



TOTAL FLOOR AREA : 1705.69 sq. ft. (158.46 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, 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 operation or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	67	74
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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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