









## 5 Caestory Avenue, Raglan, Usk. NP15 2EH £325,000 Tenure Freehold

- SPACIOUS DORMER BUNGALOW
- OFFERING VERSATILE FAMILY
  ACCOMMODATION
- OCCUPYING GOOD SIZE CORNER PLOT
- ENTRANCE HALL AND GROUND FLOOR
  SHOWER ROOM
- LOUNGE IN SEPARATE DINING ROOM

- KITCHEN AND UTILITY ROOM
- FOUR BEDROOMS
- FIRST FLOOR WC
- DRIVEWAY, GARAGE & ENCLOSED REAR GARDEN
- NO CHAIN

19 Bridge Street, NP15 1BQ M2 Estate Agents Usk 01291 672827 www.m2ea.co.uk \*\*\*\*OFFERS IN EXCESS OF £325,000\*\*\*\*A spacious detached dormer bungalow, requiring some updating occupying a good size corner plot and offering versatile family accommodation. The property is situated within Raglan village close to an excellent range of amenities and renowned local school.

The entrance hall features stairs to first floor and two storage cupboards. A good size lounge with full height window, enjoys an outlook to the front with separate dining room providing access to the kitchen and utility room. Two double bedrooms lead off the ground floor hall along with a ground floor shower room.

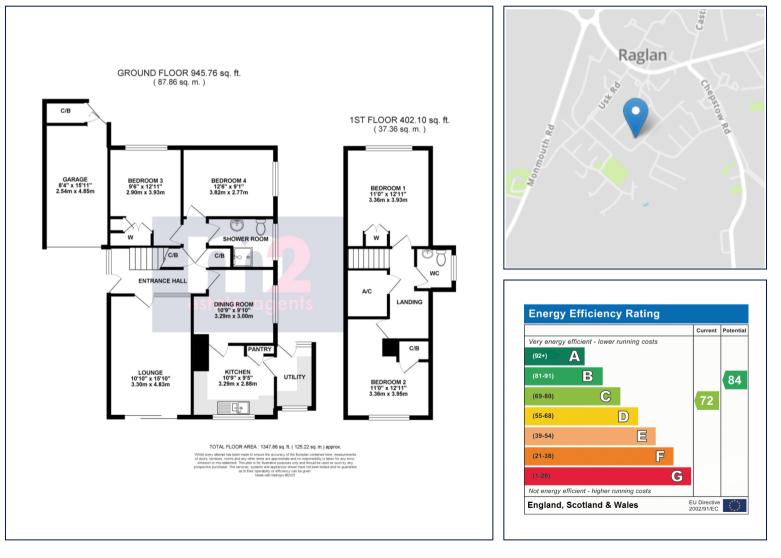
Upstairs the landing leads to 2 double bedrooms, a separate w/c and storage room with shelving.

Outside: to the front. A garden laid to lawn with driveway leading to the garage. To the rear: A large lawned garden enclosed by fencing, attached storage cupboard, pedestrian access to garage.

Services: All mains services connected Council Tax Band:

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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.

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 Lessess, 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 detials 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 ( 5 Caestory Avenue, Usk, NP15 2EH ) details have been checked and:

	A	re Correct	
	Are Correct wit	h Attached Amendments	
Signature	Date	Print Name	
Signature			
	Date		