



**2 Green Farm Cottages, Rogiet, Caldicot.  
NP26 3UP  
£289,950  
Tenure Freehold**

- ATTRACTIVE STONE COTTAGE
- 3 BEDROOMS
- MODERN KITCHEN OPENING TO DINING ROOM
- LIVING ROOM WITH WOOD BURNER
- GROUND FLOOR BATHROOM
- PARKING FOR MULTIPLE VEHICLES
- LARGE REAR GARDEN
- CONVENIENT LOCATION
- GUIDE PRICE - £289,950 - £299,950

**\*ATTRACTIVE, 3 BEDROOM, STONE COTTAGE IN SOUGHT AFTER LOCATION WITH LIVING ROOM, DINING ROOM, MODERN KITCHEN, GROUND FLOOR BATHROOM, LARGE REAR GARDEN & EXTENSIVE PARKING\* GUIDE PRICE £289,950 - £299,950\***

Situated in a convenient location between Magor and Caldicot is this beautifully presented, three bedroom, stone cottage. Only a short drive to all local amenities, shops, schools and Severn tunnel junction offering direct train access to both Bristol & Cardiff.

Located on a substantial plot this beautiful stone cottage boasts spacious living accommodation briefly comprising to the ground floor: entrance porch, living room with feature wood burner, modern kitchen opening to dining room leading to modern bathroom. An internal lobby/study area has the stairs to the first floor. On the first floor are three generous bedrooms. Outside, to the front: double gates open to a large driveway providing parking for multiple vehicles with decorative stones, privacy hedging, grass area and gated side access leading to the rear. To the side is an area perfect for chopping wood and to the rear is a large enclosed garden with patio area and steps leading up to good size lawn area fully enclosed by hedging and timber fencing.

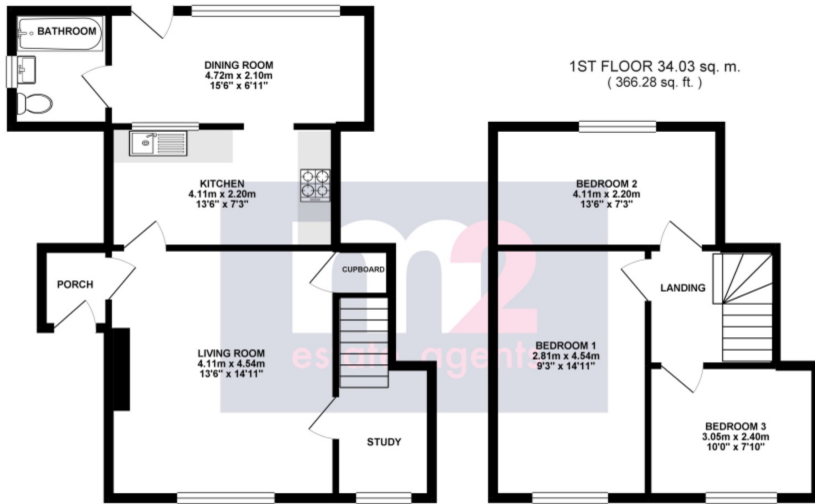
The property further benefits from having a modern oil fired combi boiler, modern double glazed windows and viewing comes highly recommended by the agents.

Services:

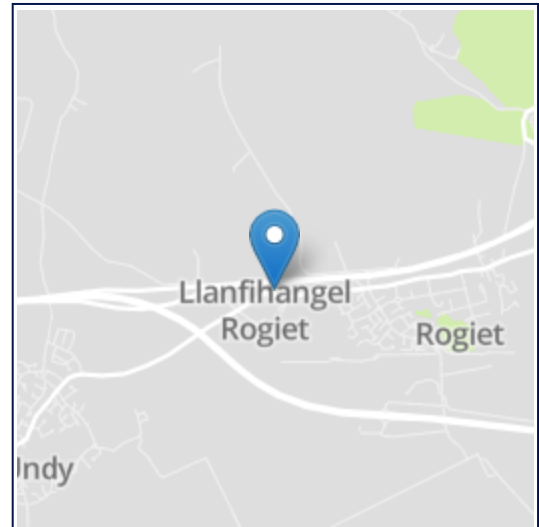
Council Tax Band:



GROUND FLOOR 49.36 sq. m.  
( 531.30 sq. ft. )



TOTAL FLOOR AREA : 83.39 sq. m. ( 897.58 sq. ft. ) 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 the 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.  
Made with iHomeplan ©2014.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>46</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.

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.