

Newport Road,

£240,000

- THREE GENEROUS BEDROOMS AND MASTER EN-SUITE
- DRIVEWAY PARKING
- FANTASTIC REAR GARDEN
- DOWNSTAIRS W.C.
- **NO ONWARD CHAIN**
- EPC Rating: D



3 2 2

peter alan

01291 630876

chepstow@peteralan.co.uk



About the property

A WELL-PRESENTED THREE-BEDROOM FAMILY HOME WITH OFF-ROAD PARKING, A FANTASTIC REAR GARDEN AND EN-SUITE MASTER BEDROOM!

Situated on the popular Newport Road in Caldicot, this attractive three-bedroom home offers well-proportioned accommodation, excellent outdoor space and a convenient location within easy walking distance of local shops and schools.

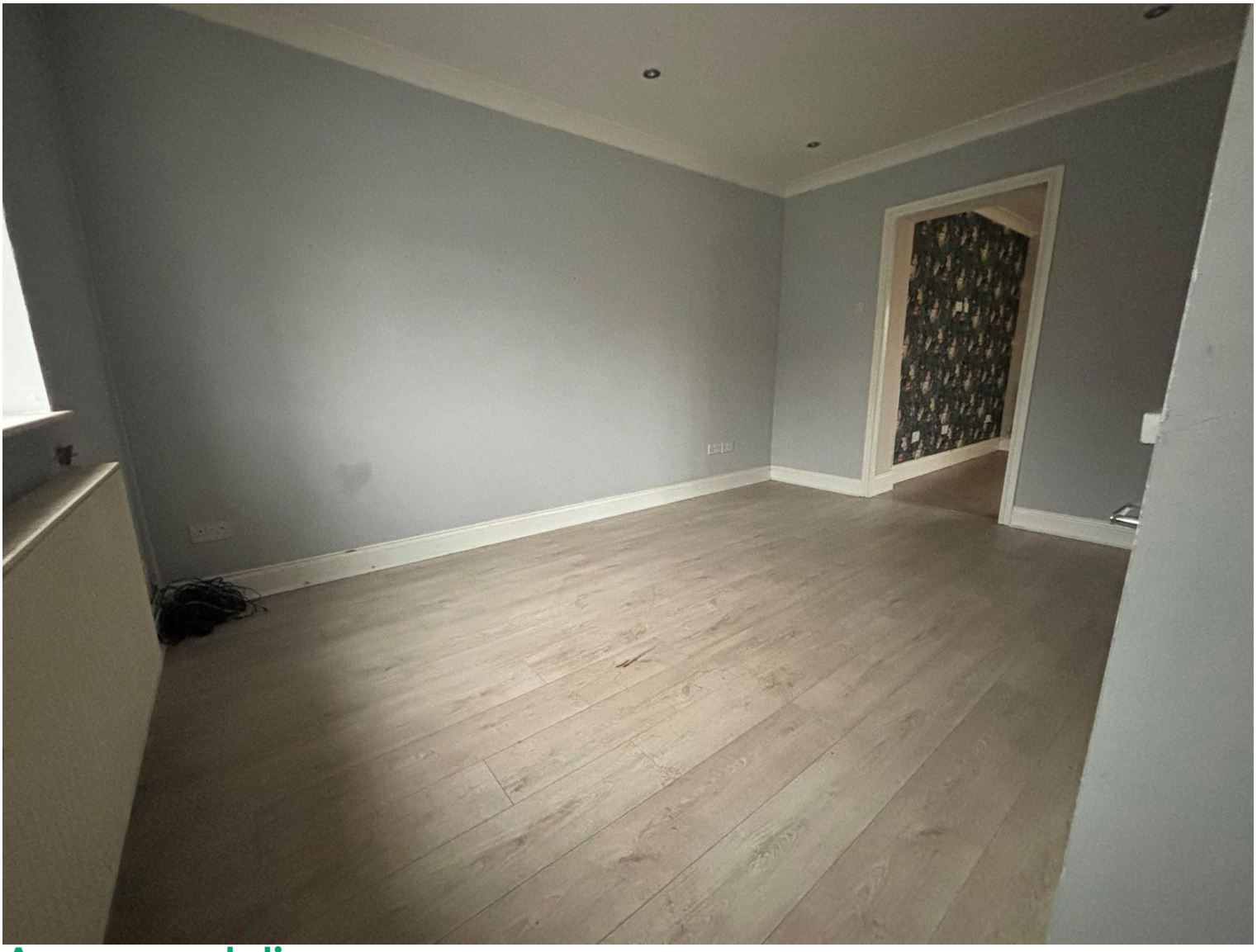
Presented in good order throughout, the property is ideally suited to families, first-time buyers or those looking for a home with plenty of practical features.

The ground floor provides a welcoming entrance, useful downstairs WC and a well-appointed living space leading through to the kitchen/dining area, creating a sociable heart to the home.

Upstairs, there are three bedrooms, including a particularly appealing master bedroom with its own en-suite, together with a family bathroom.

Outside, the property really comes into its own with off-road parking to the front and a fantastic rear garden, providing an excellent space for children, entertaining or simply enjoying the warmer months.

With no onward chain, excellent local amenities close by and schools within walking distance, this is a superb opportunity to secure a well-presented family home in a convenient Caldicot location.



Accommodation

Living Room

15' 9" x 12' 8" (4.80m x 3.86m)
Kitchen

12' 2" x 12' 2" (3.71m x 3.71m)
Living Room

20' 8" x 13' 1" (6.30m x 3.99m)
Bedroom 1

11' x 10' 6" (3.35m x 3.20m)
Bedroom 2

12' 5" x 7' (3.78m x 2.13m)
Bedroom 3

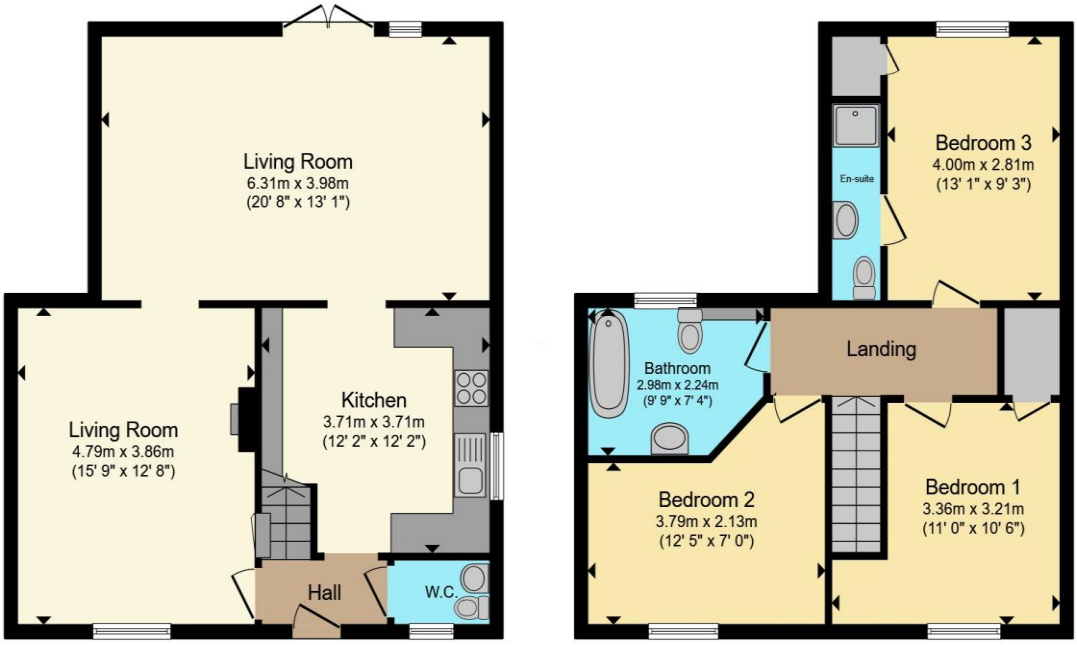
13' 1" x 9' 3" (3.99m x 2.82m)
Bathroom

9' 9" x 7' 4" (2.97m x 2.24m)
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks

01291 630876
chepstow@peteralan.co.uk

Floorplan



Total floor area 114.6 m² (1,233 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.