

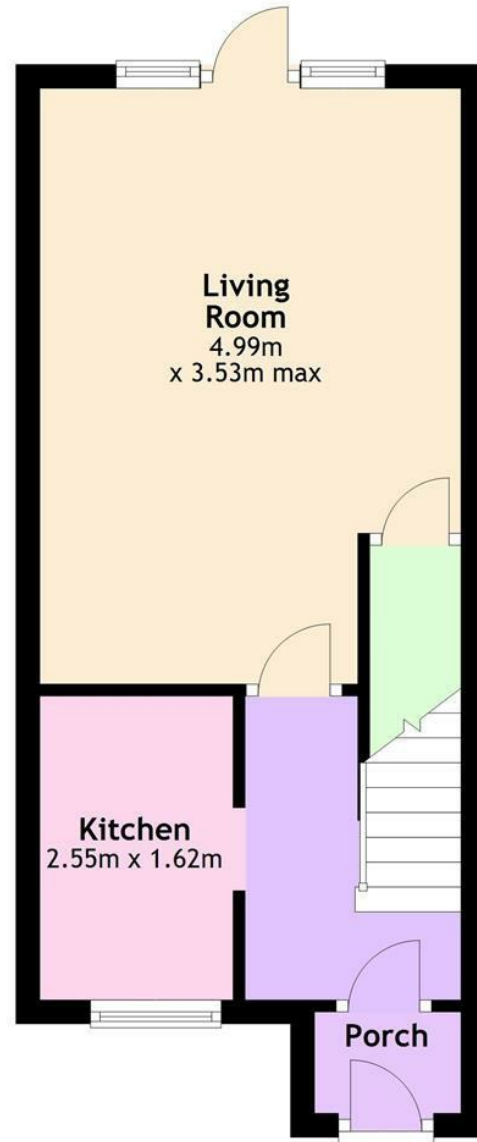
## DIRECTIONS

From our Chepstow office proceed up Moor Street, turning right on the A48, continue along this road without deviation to the roundabout, take the third exit continuing on the A48 to the next roundabout and then take the first exit heading towards Caldicot and Portskewett. Proceed along this road to the next roundabout head straight over, continue along the Caldicot bypass, at the traffic lights continue straight ahead passing through the next set of traffic lights where passing the shops take the left turn into Shakespeare Drive where you will find Shakespeare Row on your left hand side.

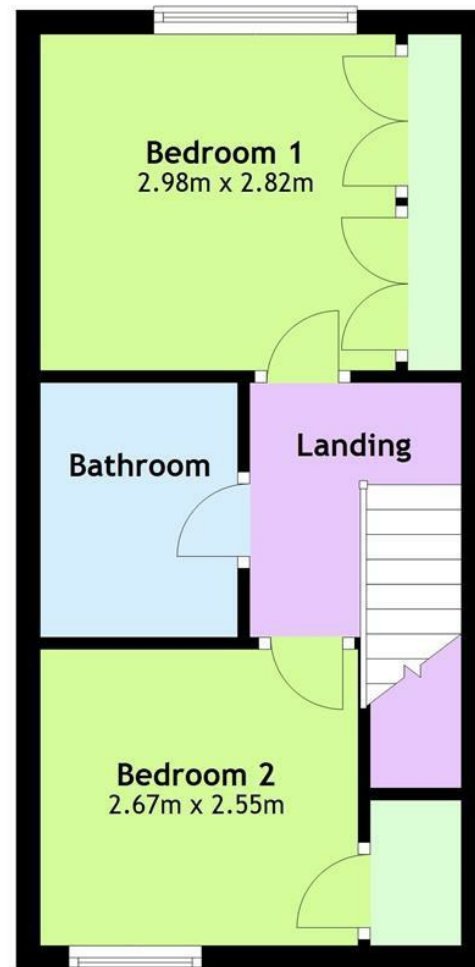
## TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.

Ground Floor



First Floor



**4 SHAKESPEARE ROW, CALDICOT,  
MONMOUTHSHIRE, NP26 4QF**



**£215,000**

Sales: 01291 629292  
E: sales@thinkmoon.co.uk

### DISCLAIMER

These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**OFFERS**  
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		89
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Offered to the market with the benefit of no onward chain this modern mid-terrace property occupies a very convenient location within the popular town of Caldicot, retaining walking distance to primary and secondary schooling as well as a range of amenities, also being within easy reach of the motorway network for the everyday commuter.

The current well planned living accommodation is arranged over two floors and briefly comprises to the ground floor; front porch leading into entrance hall, fully fitted kitchen as well as a well proportioned living/dining room benefiting French doors to the rear garden, whilst to the first floor there are two double bedrooms both with fitted storage as well as a bathroom. The property further benefits uPVC double glazing throughout, a gas combi boiler, private driveway parking to the front along with a further parking space to the rear and a level low-maintenance south facing rear garden. The property would suit a variety of markets to include first time buyers, professional couples, young families, the retired market seeking a convenient town location or indeed as an excellent investment opportunity.

## GROUND FLOOR

### ENTRANCE PORCH

A uPVC front door with glazed panel leads into the entrance porch. Wood effect laminate floor and internal door through to:-

### ENTRANCE HALL

Wood effect laminate floor and staircase leading to the first floor. Open archway to:-

### KITCHEN

**2.55m x 1.62m (8'4" x 5'3")**

A good range of fitted wall and base units with ample laminate effect worktops, contemporary tiled splashbacks and inset stainless steel sink with drainer. Integrated four ring gas hob and electric oven/grill beneath. Space and plumbing for under counter white goods. Window to front elevation.

### LOUNGE/DINING ROOM

**4.99m x 3.53m maximum (16'4" x 11'6" maximum)**

A sizeable reception space with wood effect laminate floor and patio doors leading out to rear garden.

## FIRST FLOOR STAIRS AND LANDING

Spacious landing area with access to loft space.

### BEDROOM 1

**2.98m x 2.82m (9'9" x 9'3")**

A good size full width double bedroom with fitted wardrobes to one side and window to rear elevation overlooking the garden and enjoying a sunny southerly aspect.

### BEDROOM 2

**2.67m x 2.55m (8'9" x 8'4")**

A good size second guest bedroom with built-in airing cupboard housing the Baxi gas combi boiler with inset shelving. Window to front elevation.

### FAMILY BATHROOM

Comprises a neutral suite to include panelled bath with mains fed shower unit over and tiled surround, pedestal wash hand basin with tiled splashback and low-level WC. Heated towel rail and built-in extractor fan.

### OUTSIDE

#### GARDENS

To the front of the property there is a private driveway providing off street parking for one vehicle and pedestrian pathway leading to the front entrance door. The rear garden is level and low maintenance comprising mainly paved patio providing an ideal south facing sunny spot for dining and entertaining. There is also a low maintenance area laid to stones and a useful shed for storage. The garden is fully enclosed by low level timber fencing to all sides. The property also benefits pedestrian gated access out to the rear of the property where there is also a further parking space.

#### SERVICES

All mains services are connected to include mains gas central heating.

