



### DIRECTIONS

DIRECTIONS From our Chepstow office proceed along the A48 towards Newport bearing left into the village of Caerwent. As you enter into the village you will see on your left Eastgate Crescent. Continue on the main road where you will see number 1 on your left hand side.

### SERVICES

All mains services are connected to include mains gas central heating

### TENURE - FREEHOLD

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

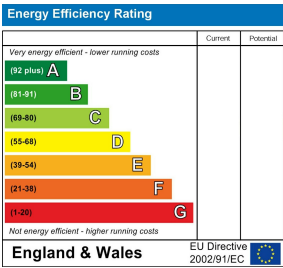


## 1 EASTGATE CRESCENT, CAERWENT, CALDICOT, MONMOUTHSHIRE, NP26 5AN

3 1 2

£249,950

Sales: 01291 629292  
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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 purchases must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE  
None of the fixtures, fittings or equipment has been tested by S. Room sizes should not be relied upon for carpets and finishes.

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 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 assume that the property has all necessarily planning, building regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



1 Eastgate Crescent comprises of a spacious, well maintained semi-detached property occupying a pleasant elevated position within this sought after village which offers excellent access to the nearby towns of Caldicot and Chepstow. The property benefits from gas central heating and uPVC double glazing throughout along with attractively updated kitchen. The vendors inform me that there has been planning permission, which has now lapsed, for a driveway to the front of the property.

**GROUND FLOOR**

**ENTRANCE HALL**

With door to front elevation. Stairs off.

**LIVING ROOM**

With windows to front and rear elevations.

**DINING ROOM**

With window to front elevation.

**KITCHEN**

Appointed with an updated range of base and eye level storage units with ample work surfacing over. Inset single drainer sink unit with four ring gas hob and electric oven. Windowws to side and rear elevations. Door to rear lobby. Door to garden.

**UTILITY AREA**

With window to rear. Space for washing machine and tumble dryer.

**CLOAKROOM/WC**

With low level WC and wash hand basin.

**FIRST FLOOR STAIRS AND LANDING**

**BEDROOM 1**

With window to front elevation.

**BEDROOM 2**

With window to front elevation.

**BEDROOM 3**

With window to rear elevation.

**SHOWER ROOM**

With walk-in shower area. Low level WC and wash hand basin. Window to rear.

**OUTSIDE**

**GARDENS**

The property stands in mature gardens. To the front edged to lawn with pedestrian access but as aforementioned, planning permission had been granted for the installation of a driveway. To the rear a good sized, level lawned garden with a sunny aspect.

