



DIRECTIONS

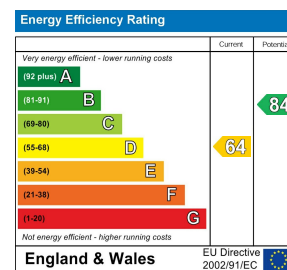
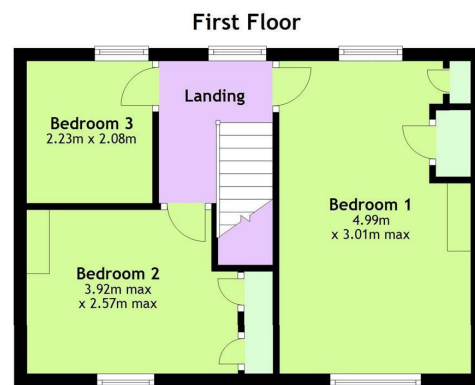
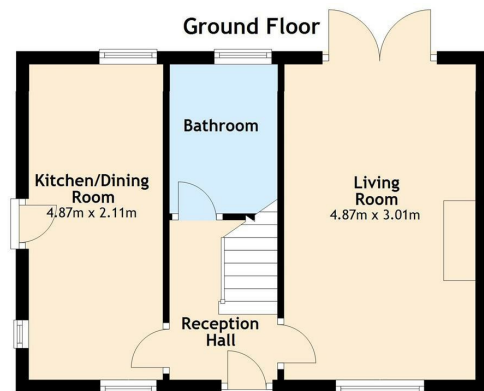
From Chepstow proceed up the High Street, through the Town Arch to Moor street, turning right onto the A48. At the roundabout take the third exit, continue along the A48, passing St. Pierre Golf and Country Club on your left hand side. At the next roundabout take the left turn signposted Caldicot, proceed along this road, taking the third exit on the left hand side, signposted Portskewett. Proceed down this road across the mini roundabout, passing the school on your left hand side. At the T-junction turn right onto Caldicot Road, continue down this road where you will find the property on left hand side.

SERVICES

Council Tax Band D
All mains services are connected.

TENURE - FREEHOLD

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



**34 CALDICOT ROAD, PORTSKEWETT,
MONMOUTHSHIRE, NP26 5SJ**

 **3**  **1**  **1**  **D**

OFFERS OVER £300,000

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 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.

Offered to the market with the benefit of no onward chain, is this immaculately presented and characterful semi-detached property. Occupying a generous level position, in this desirable village location, it is within walking distance of popular primary school, local shop, pub and doctor's surgery. The well-planned living accommodation will no doubt suit a variety of markets and briefly comprises to the ground floor: entrance hall, lounge with feature wood burner, open plan kitchen/dining room and family bathroom, whilst to the first floor are three bedrooms. The property further benefits from private gated access with driveway, offering parking for a number of vehicles, as well as low maintenance gardens, both to front and rear. Occupying a very generous plot, there is excellent potential to extend the property, either single or double storey, to increase the footprint and to create fantastic open plan living, enjoying a southerly aspect to the rear (subject to necessary consent).

ENTRANCE HALL
A welcoming entrance hall with door to front elevation. Attractive tiled floor and stairs off.

LOUNGE
4.87m x 3.01m (15'11" x 9'10")
A very well-proportioned reception room enjoying a dual aspect with window to front and French doors to rear garden. Feature exposed floorboards. Free-standing wood burner with tiled hearth.

KITCHEN/DINING ROOM
4.87m x 2.11m (15'11" x 6'11")
A fantastic open plan, modern space with a range of fitted eye and base level storage units, ample solid wood

worktop and tiled splashbacks. Inset one bowl and drainer stainless steel sink unit with mixer tap. Four ring induction hob with extractor over and NEFF oven below. Washing machine, as well as space and plumbing for a dishwasher and full height fridge/freezer. Plenty of space for a dining table and chairs. Windows to rear and front elevations along with frosted window and door to side.

GROUND FLOOR BATHROOM
Comprising an attractive three-piece suite to include free-standing roll top bath with hand-held shower attachment, pedestal wash hand basin and low-level WC. Travertine tiled walls and slate tiled floor. Frosted window to rear elevation.

FIRST FLOOR STAIRS AND LANDING
A spacious light and airy landing with window to rear elevation. Loft access point.

BEDROOM 1
4.99m x 3.01m (16'4" x 9'10")
A spacious double bedroom with windows to front and rear elevations. Built-in wardrobe and a separate cupboard housing Worcester gas combination boiler. Feature exposed floorboards.

BEDROOM 2
3.92m max x 2.57m max (12'10" max x 8'5" max)
A generous double bedroom with fitted wardrobes to one side and fitted shelving to the other. Window to front elevation. Feature exposed floorboards.

BEDROOM 3
2.23m x 2.08m (7'3" x 6'9")
A single bedroom with window to rear elevation. Exposed floorboards.

GARDENS
The property is approached via double gates leading to a private driveway providing parking for a number of vehicle. The front garden is level and low maintenance, mainly laid to lawn with a small, paved patio area and bordered by a range of mature plants and shrubs. Front garden is fully enclosed by timber fencing, hedgerow and brick wall. To the rear is a generous south facing garden, comprising a large patio area perfect for dining and entertaining as well as sizeable area laid to level lawn as well as decking area, all bordered by an attractive range of plants, trees and shrubs. Two useful storage sheds. The rear garden is fully enclosed by timber fencing.

SERVICES
All mains services are connected.

