

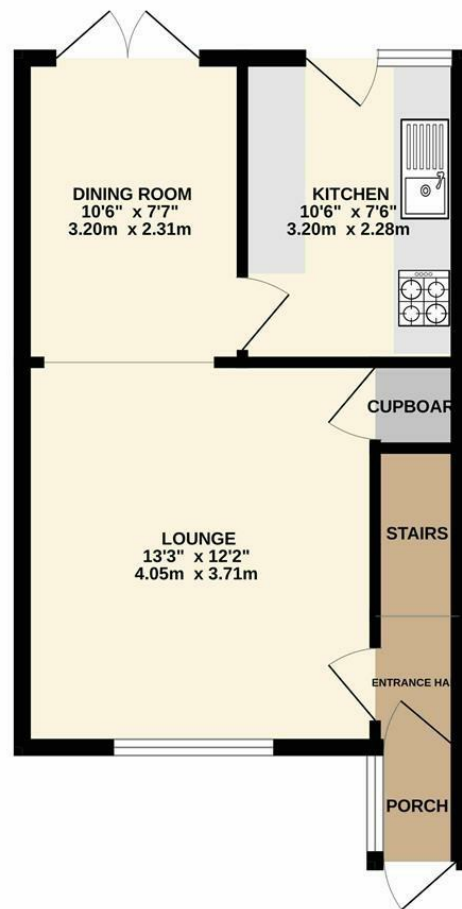
DIRECTIONS

From our Chepstow office proceed up Moor Street, turning right on the A48, continue along this road without deviation to the roundabout. At the roundabout, take the third exit onto Newport Road/A48. At the next roundabout, take the first exit sign posted Caldicot, continue along this road, upon reaching the roundabout take the second exit, continuing along the Caldicot bypass, turn left onto Denny View and then left onto Estuary View where you will find the property by following the numbering.

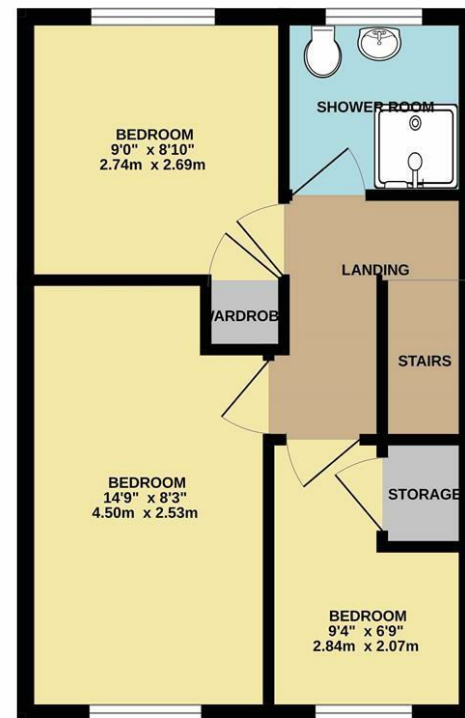
TENURE - FREEHOLD

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

GROUND FLOOR
370 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



**12 ESTUARY VIEW, CALDICOT, MONMOUTHSHIRE,
NP26 5GA**



GUIDE PRICE £245,000

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		85
(69-80)	C	80	
(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 good size mid-terrace property is situated on a quiet no through road in a popular residential location on the outskirts of Caldicot town within walking distance to primary and secondary schooling as well as an extensive range of amenities. For those wishing to commute, M4 access can be found at both Magor and in the neighbouring town of Chepstow, and there is a train station locally, with the main line at Severn Tunnel Junction a few miles away in Rogiet.

The well planned layout briefly comprises to the ground floor; front porch leading into entrance hall, well-proportioned lounge, dining room and a fully fitted kitchen, whilst to the first floor there are two double bedrooms as well as a third single bedroom and a shower room. The property further benefits allocated parking as well as low-maintenance level gardens to both the front and the rear. The property is fitted with uPVC double glazing throughout and a Worcester Bosch gas combi boiler. The property would be an ideal first time buy or a purchase for professional couples, young families or the retired market seeking low-maintenance or indeed as an excellent investment opportunity.

GROUND FLOOR

ENTRANCE PORCH

A uPVC front entrance door leads into a very useful front porch with tiled floor. Internal uPVC door leads through to:-

ENTRANCE HALL

With staircase leading to the first floor landing. Door through to:-

LOUNGE

4.04m x 3.71m (13'3" x 12'2")

A well-proportioned lounge with a window to the front elevation. There is also a useful built-in under stairs storage cupboard. Open archway through to:-

DINING ROOM

3.20m x 2.31m (10'6" x 7'7")

A formal dining room with French doors leading out to the sunny South facing rear garden. A door into: -

KITCHEN

3.20m x 2.29m (10'6" x 7'6")

Comprising a good range of fitted wall and base units with ample laminate worktop, tile splashback and inset stainless steel sink with drainer. Integrated four ring gas hob with extractor hood over and electric oven/grill beneath. Space for undercounter fridge/freezer and space and plumbing for washing machine. Tiled floor. Window to the rear elevation and pedestrian door leading out to the rear garden. Fantastic potential to incorporate the kitchen with the dining room to provide a modern open plan living space depending on requirements.

FIRST FLOOR STAIRS AND LANDING

With loft hatch access and doors to all first floor rooms.

BEDROOM 1

4.50m x 2.51m (14'9" x 8'3")

A very good sized double bedroom with a window to the front elevation.

BEDROOM 2

2.74m x 2.69m (9'0" x 8'10")

A second good sized double bedroom with window to the rear elevation also benefitting a built-in wardrobe housing Worcester gas boiler.

BEDROOM 3

2.84m x 2.06m (9'4" x 6'9")

A good sized single bedroom or indeed perfect study for the everyday homemaker. Built-in airing cupboard. Window to front elevation.

SHOWER ROOM

Comprises a neutral suite to include walk-in shower cubicle with electric shower unit, wash hand basin inset to vanity unit and low-level WC. Heated towel rail. Fully tiled walls. Frosted window to rear elevation.

GARDENS

The front garden comprises a good size low maintenance area mainly laid to stones with a range of attractive plants and shrubs. Paved pedestrian pathway leads to the front entrance to the property. The front garden is fully enclosed by timber fencing to all sides. The good size rear garden enjoys a sunny southerly aspect, being of low maintenance, laid to block paving providing an ideal space for dining and entertaining. Double gates open out to parking space at the rear. The rear garden is fully enclosed by timber fencing.

SERVICES

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

