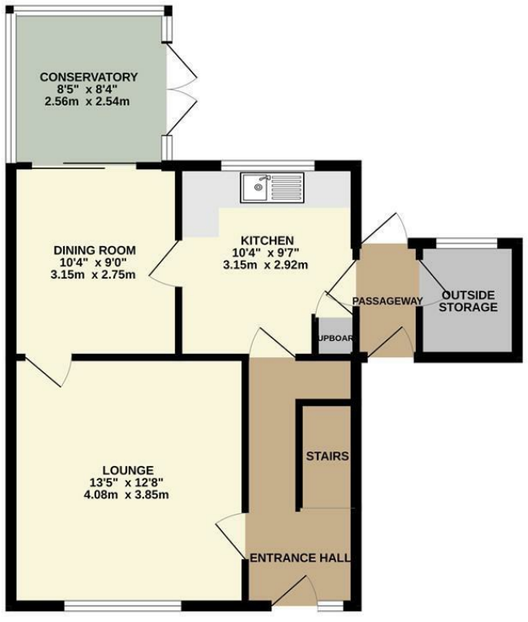
DIRECTIONS

From our Chepstow office proceed up the Moor Street and turn right onto the A48. At the roundabout take the third exit continuing along the A48. Proceed along this road taking the first exit at the next roundabout. Continue into Caldicot, proceeding along the by-pass road where after passing the Co-Op shop on your left hand side, continue for approximately 1/2 a mile, turning right onto Dewstow Road. Take the right turn onto Birbeck Road continuing to the junction, turning right onto Beech Road then left into Elm Road where the property can be found on your right hand side.

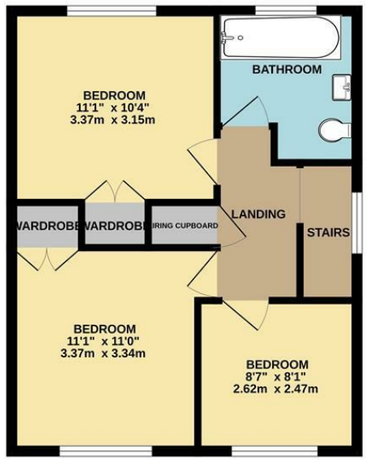
TENURE - FREEHOLD

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

GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 sq.m.) approx.

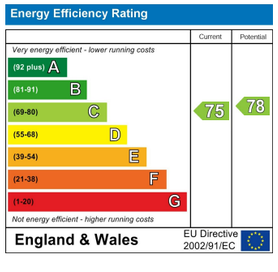
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.





MOON&CO

5 ELM ROAD, CALDICOT, MONMOUTHSHIRE, NP26 4DU

3 1 3 C

£220,000

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

Offered to the market with the benefit of no onward chain and being in a popular and quiet residential location retaining excellent access to local schooling, town centre and the motorway network, this semi-detached property offers well-planned living accommodation to suit a variety of markets including first time buyers, professional couples, the family market or indeed semi-retired or indeed retired buyers seeking low-maintenance along with a convenient location.

The current accommodation briefly comprises to the ground floor a spacious entrance hall, well-proportioned lounge, dining room, kitchen as well as a conservatory, whilst to the first floor there are three bedrooms and a modern family bathroom. The property further benefits low maintenance gardens to both the front and the rear, uPVC double glazing throughout and fantastic potential to modernise and create open plan kitchen/dining space perfect for everyday modern family living and entertaining.

GROUND FLOOR

ENTRANCE HALL
A uPVC front door leads into the welcoming and spacious entrance hall with staircase to the first floor landing and useful understairs storage area.

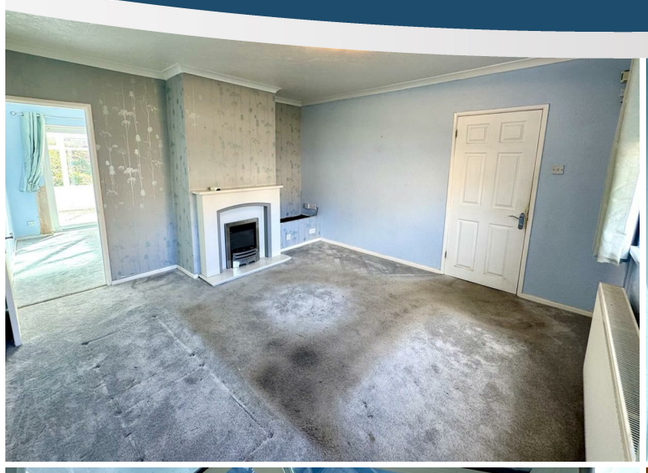
LOUNGE
4.08m x 3.85m (13'4" x 12'7")
A well-proportioned reception room with a window to the front elevation. Feature fireplace with attractive marble surround and electric fire. Door to:-

DINING ROOM
3.15m x 2.75m (10'4" x 9'0")
A good size second formal reception room with door to kitchen and sliding patio doors to:-

CONSERVATORY
2.56m x 2.54m (8'4" x 8'3")
With uPVC double glazing to all sides and French doors leading into the rear garden. Attractive tiled floor.

KITCHEN
3.15m x 2.92m (10'4" x 9'6")
Fitted with a range of wooden wall and base units with laminate worktop and tiled splashbacks. Inset stainless steel one bowl sink with drainer and mixer tap. Space for fridge/freezer and space with plumbing for washing machine. Built-in pantry cupboard with inset shelving. Window to rear elevation. Door to side.

FIRST FLOOR STAIRS AND LANDING
A spacious landing area with window to side elevation. Loft hatch and built-in airing cupboard with inset shelving.






BEDROOM 1
3.37m x 3.34m (11'0" x 10'11")
A good sized double bedroom with window to the front elevation. Built-in wardrobe with shelving and hanging rail.

BEDROOM 2
3.38m x 3.15m (11'1" x 10'4")
A second good sized double bedroom with built-in wardrobe featuring inset shelving. Window to rear elevation.

BEDROOM 3
2.62m x 2.46m (8'7" x 8'1")
A single bedroom with window to front elevation.

FAMILY BATHROOM
A contemporary suite comprising panelled bath with mains fed shower over to include chrome waterfall showerhead and separate handheld attachment, low-level WC and wash hand basin inset to vanity unit with mixer tap. Feature inset shelving. Fully tiled walls and tiled floor. Frosted window to the rear elevation.

OUTSIDE

GARDENS
The front of the property is approached via a private gated pedestrian access with steps leading down to the front entrance with a useful storm porch. Sizeable front garden area mainly laid to lawn with a pedestrian tarmac pathway leading to one side of the property into the rear garden. The front boundary is enclosed by low level brick wall and timber fencing to one side. The rear garden is mainly laid to lawn, enclosed by timber fencing.

SERVICES
All mains services are connected to include mains gas central heating.
Council Tax Band C.

