



DIRECTIONS

From our Chepstow Office proceed up Moor Street, turning right onto the A48. Continue to the roundabout taking the third exit, continue along the A48, proceed along this road without deviation passing Chepstow Garden Centre on your right hand side and the St. Pierre Country Park on your left, continue up the hill to the next roundabout taking the first exit. Continue along this road without deviation where upon reaching the next roundabout head straight over. Continue along the Caldicot bypass, at the traffic lights take the first exit onto Woodstock Way and then right into Fitzwalter Road where you will find the property on the left hand side.

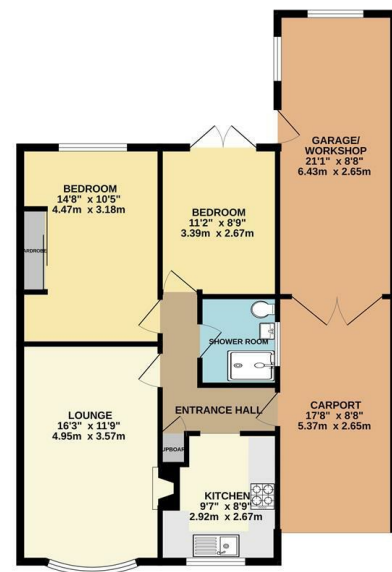
SERVICES

All mains services are connected to include mains gas central heating.
Council tax band D.

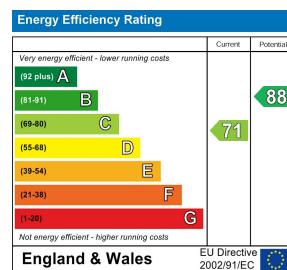
TENURE - FREEHOLD

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

GROUND FLOOR
928 sq.ft. (86.2 sq.m.) approx.



TOTAL FLOOR AREA: 928 sq.ft. (86.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing measurements, the same are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance only and should not be used as such for any purpose other than that for which it is intended. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made and Signed 15/05/20



**11 FITZWALTER ROAD, CALDICOT,
MONMOUTHSHIRE, NP26 5DA**

2 1 1 C

£249,950

**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.

Moon & Co are delighted to offer to the market this semi-detached bungalow occupying a quiet cul-de-sac position within this sought after residential area. The property briefly comprises: entrance hall, living/dining room, kitchen with built-in appliances, updated shower room and two bedrooms. The property also benefits from ample garden particularly to the rear which has a sunny and bright aspect along with parking to the front.

Being situated in Caldicot it is close to local shops, primary school and other amenities, with Caldicot Castle and its grounds a short distance away. It has good bus, road and rail links with the A48, M4 and M48 motorway networks, bringing Bristol, Cardiff and Newport all within commuting distance.

The property is offered to the market with a benefit of no onward chain.

ENTRANCE HALL

With uPVC door to side elevation. Wood effect flooring. Glazed French doors to:-

LIVING/DINING ROOM

4.95m x 3.58m (16'3" x 11'9")

A spacious reception room with window to front elevation. Feature fireplace with wooden mantle, marble effect hearth and electric fire.

KITCHEN

2.92m x 2.67m (9'7" x 8'9")

Comprising a range of wall and base storage units with ample laminate work surfaces over, tiled splashbacks and inset stainless steel one and a half bowl sink and drainer. Integrated four ring gas hob with concealed extractor hood over and electric oven below. Tiled floor. Window to front elevation.

BEDROOM 1

4.47m x 3.18m (14'8" x 10'5")

A good sized principal bedroom with window to rear elevation.

BEDROOM 2

3.40m x 2.67m (11'2" x 8'9")

With French doors to rear garden and wood effect flooring.

SHOWER ROOM

Appointed with a three-piece suite to include a large step-in shower, low-level WC, and wash hand basin. Fully tiled walls and tiled floor. Window to side elevation.

OUTSIDE

GARDENS

To the front of the property an easy maintenance paved area. To the rear is a private good sized garden with patio area and lawn, with mature plants and shrubs.

GARAGE

6.43m x 2.64m (21'1" x 8'8")

The driveway is situated to the side of the property and provides ample off street parking which leads to the carport and access to the single garage with power and light.

SERVICES

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

