



DIRECTIONS

From our Chepstow Office proceed up Moor Street and turn right onto A48, continue along this road where at the first roundabout take the third exit continuing along the A48. Continue to the next roundabout taking the first exit towards Caldicot, proceed along this road onto the Caldicot bypass. After the second set of traffic lights you will find Green Lane on your right hand side. Follow the road along where you will find the property on the right hand side.

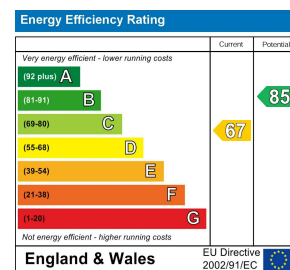
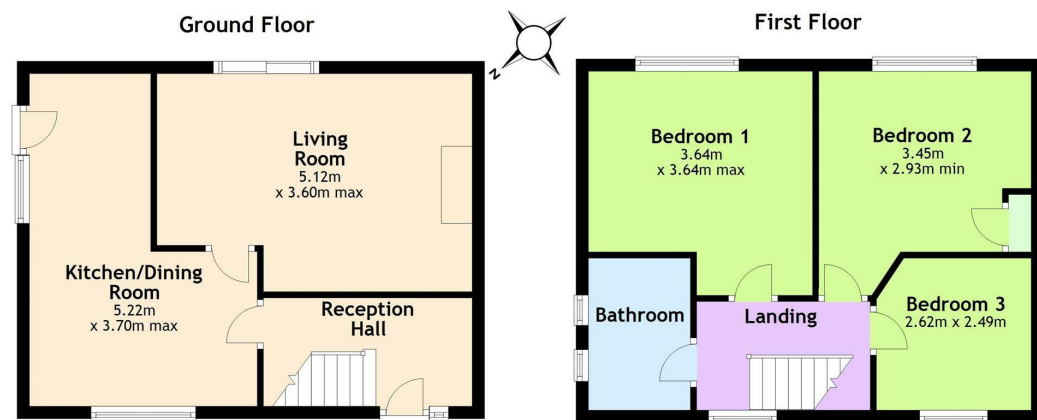
SERVICES

All mains services are connected to include gas central heating.
New combi boiler installed 3 months ago.

Council Tax Band C.

TENURE - FREEHOLD

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



63 GREEN LANE, CALDICOT, MONMOUTHSHIRE, NP26 4HH



£269,950

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. 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 us. Room sizes should not be relied upon for carpets and furnishing.

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 and Moon and Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

63 Green Lane comprises a very well presented semi-detached property situated within this popular residential location. The property has been updated throughout and provides to the ground floor a spacious reception hall with access to an open plan kitchen/dining room leading to the living room at the rear of the property. To the first floor are three bedrooms and updated family bathroom. Outside the property is approached via a block paved parking area and level front garden with side access leading the rear garden. The rear garden is larger than average for the area and benefits from paved seating area leading to generous lawned gardens.

GROUND FLOOR

ENTRANCE HALL

uPVC frosted glass door with glass side panel leading into the spacious entrance hall giving access to kitchen and sitting room and stairs to the first floor. Wood effect flooring.

SITTING ROOM

5.1m x 3.5m (16'8" x 11'5")

With sliding uPVC patio doors to the rear garden and gas feature fireplace.

KITCHEN/DINING ROOM

DINING AREA

3.7m x 2.2m (12'1" x 7'2")

With window to front elevation.

KITCHEN AREA

5.2m x 2.1m (17'0" x 6'10")

L shape kitchen appointed with a range of eye and base level cupboards with wood finish and chrome handles, marble effect worktops. Space for fridge/freezer and washing machine. Free standing four ring gas hob and cooker with extractor fan over. One and a half stainless steel bowl and drainer sink unit with chrome mixer tap. Window and door to the side elevation.

FIRST FLOOR STAIRS AND LANDING

Giving access to bedrooms and family bathroom.

BEDROOM 1

3.6m x 3.6m (11'9" x 11'9")

Good sized double bedroom with wood effect flooring and window to front elevation.

BEDROOM 2

3.5m x 3.6m (11'5" x 11'9")

With window to rear elevation. Wood effect flooring. Loft access point and airing cupboard.

BEDROOM 3

2.6m x 2.4m (8'6" x 7'10")

With window to front elevation.

FAMILY BATHROOM

Comprising a three piece modern white suite with low level WC, wash hand basin with chrome mixer tap and P-shaped panelled bath with shower over. Ceramic tiled floor and walls. Two frosted windows to side elevation.

OUTSIDE

GARDENS

To the front, the property benefits from a block paved driveway with parking for several vehicles and gated access to rear garden. To the rear, a spacious, private garden with paved patio area, and steps leading to a level lawn with mature shrubs and flower borders.

