



DIRECTIONS

From Moon & Co proceed to Caldicot, continuing along the Caldicot bypass. After the traffic lights at the Newport Road junction take the next right turn into Orchard Close.

SERVICES

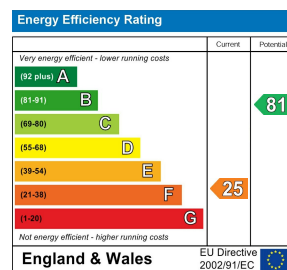
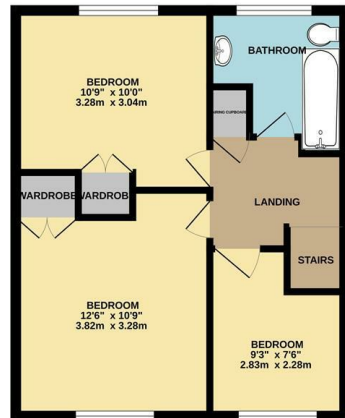
All mains services are connected, to include mains gas central heating.
Council Tax Band D

TENURE - FREEHOLD

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

GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.

1ST FLOOR
411 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 841 sq.ft. (78.1 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.



**13 ORCHARD CLOSE, CALDICOT,
MONMOUTHSHIRE, NP26 4BH**



£220,000

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

Offered to the market with the benefit of no onward chain, this semi-detached property occupies a very generous corner plot in a quiet cul-de-sac setting, within this popular location being in walking distance of the town centre and local amenities. The property offers well planned living accommodation briefly comprising: entrance hall, very generous open plan lounge/dining room and kitchen to the ground floor. To the first floor there are two double bedrooms, a single bedroom and a family bathroom. Further benefits include a low maintenance garden to the front and a sizeable south facing garden to the rear, as well as a single car garage. The property is in need of extensive modernisation throughout and offers a fantastic opportunity to create open plan living, as well as possibility to extend to either the side or the rear, subject to consent and therefore to create a great family home. We would strongly recommend an internal viewing to appreciate the potential this property has to offer.

GROUND FLOOR

ENTRANCE HALL

uPVC door leads into the entrance hall with full height frosted window to the side elevation.

LOUNGE/DINER

A well proportioned ‘L’ shape open plan reception space.

LOUNGE AREA

5.57m x 3.67m (18'3" x 12'0")

Lounge area with tiled flooring. Full height window to front elevation enjoying open views over the garden. Feature gas fire. Stairs to first floor. Open plan to :-

DINING AREA

3.31m x 3.18m (10'10" x 10'5")

Dining area with tiled flooring. Patio door to the rear elevation.

KITCHEN

2.53m x 2.26m (8'3" x 7'4")

Comprising fitted base storage units with laminate worktops over. Inset stainless steel sink with drainer. Space and plumbing for washing machine. Space for freestanding cooker. Three built-in storage cupboards, all with inset shelving. Pedestrian door and window to rear elevation. There is a fantastic opportunity to combine kitchen and dining area, which would create a great contemporary open plan living space.

FIRST FLOOR STAIRS AND LANDING

Loft access point. Built-in airing cupboard with inset shelving, housing the immersion heater. Access to all first-floor rooms.

BEDROOM 1

3.82m x 3.28m (12'6" x 10'9")

A really good-sized double bedroom with picture window to the front elevation, enjoying open views. Built-in wardrobe.

BEDROOM 2

3.28n x 3.04m (10'9"n x 9'11")

A double bedroom with a built-in wardrobe. Window to the rear elevation.

BEDROOM 3

2.83m x 2.28m (9'3" x 7'5")

A single bedroom with built-in storage cupboard. Window to front elevation.

FAMILY BATHROOM

Comprising a three-piece suite to include panelled bath, low level WC and pedestal wash hand basin. Part-tiled walls and tiled flooring. Frosted window to rear elevation.

GARDENS

To the front the property benefits a low maintenance front garden mainly laid to level lawn providing a blank canvas, with a range of mature plants and shrubs. Side access leads to a generous size rear garden, as the property enjoys a

corner position and is mainly laid to lawn with a paved patio area. The rear garden is fully enclosed by timber fencing and brick walls. There is an excellent potential to extend the property either to the side or to the rear, depending on necessary planning consent and individual requirements.

GARAGE

The property benefits from a single garage a short walking distance away. There is also a private car park for the residents of Orchard Close only.

SERVICES

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

