



DIRECTIONS

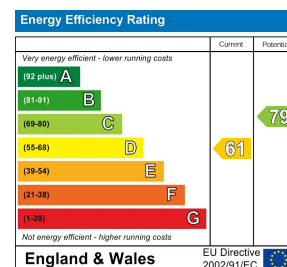
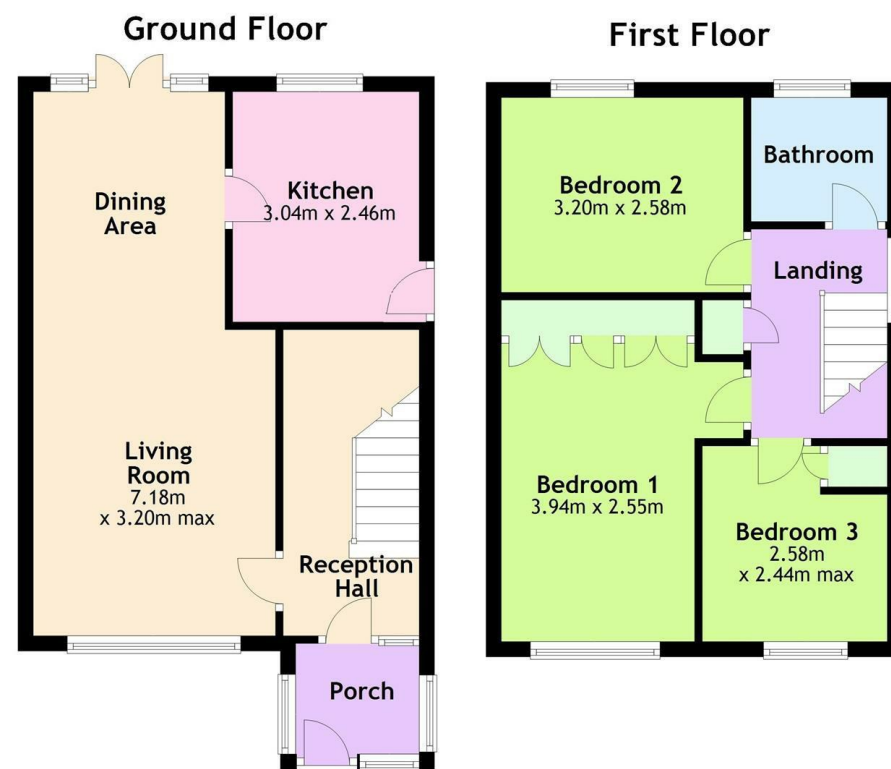
From our Chepstow office proceed to the St. Lawrence roundabout, take the third exit and follow this road passing St. Pierre Country Club to the next roundabout. Take the first exit onto the B4245, continue to the mini roundabout and proceed straight over continuing for 0.5 miles. Turn left into Blackbird Road and then left onto Lapwing Avenue, where following the numbering you will find the property.

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.



**36 LAPWING AVENUE, CALDICOT,
MONMOUTHSHIRE, NP26 5RN**



£275,000

**Sales: 01291 629292
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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.

Offered to the market with the benefit of no onward chain this semi-detached, three bedroom property occupies a very generous plot in this desirable residential location on a quiet no through road, yet retaining easy walking distance to local primary and secondary schooling as well as an extensive range of amenities offered in Caldicot. The current well planned living accommodation is arranged over two floors and briefly comprises to the ground floor: entrance porch leading through to entrance hall, sizable open plan living/dining room with French doors to rear garden and a fully fitted kitchen, whilst to the first floor there are two double bedrooms including the principal with fitted wardrobes, a third single bedroom as well as a family bathroom. The property further benefits a low maintenance garden, a private driveway to the front and a sizeable south facing rear garden. The property also has fantastic potential to extend to either the side or the rear depending on requirements and necessary consent. The property will no doubt suit a variety of markets to include first time buyers professional couples young families or indeed the retired market seeking a convenient and quiet location.

Being situated in Caldicot it is close to local shops, primary school and other amenities, with Caldicot Castle and 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.

GROUND FLOOR

PORCH

Front entrance door leads through to porch with windows to front and side. Internal door through to: -

ENTRANCE HALL

Stairs to first floor and understairs storage cupboard.

LIVING/DINING ROOM

7.18m x 3.20m max (23'6" x 10'5" max)

A well-proportioned open plan reception space with bay window to front and and French doors with panel either side leading out to South facing rear garden. Wood effect laminate floor.

KITCHEN

3.04m x 2.46m (9'11" x 8'0")

Appointed with a matching range of base and eye level storage units with laminate work surfacing over and tiled splashbacks. One bowl and drainer stainless steel sink unit with mixer tap. Five ring gas hob with extractor over and oven beneath. Integrated dishwasher and washing machine. Feature quarry tiled floor. Window to rear elevation and courtesy door to side.

FIRST FLOOR STAIRS AND LANDING

Spacious landing area with loft access and airing cupboard. Large frosted window to the side flooding lots of natural light.

BEDROOM 1

3.94m x 2.55m (12'11" x 8'4")

A good sized double bedroom with fitted wardrobes to one side. Window to front elevation.

BEDROOM 2

3.20m x 2.58m (10'5" x 8'5")

A double bedroom with window to the rear elevation.

BEDROOM 3

2.58m x 2.44m max (8'5" x 8'0" max)

A single bedroom which could also be utilised as a study with window to the front aspect. Built in storage cupboard housing Worcester combi boiler.

FAMILY BATHROOM

Comprising a three-piece suite to include panelled bath with mains fed shower over, low-level WC and pedestal wash hand basin with mixer tap. Heated towel rail. Fully tiled walls. Frosted window to the rear.

GARDENS

To the front is a low-maintenance garden area mainly laid to lawn with pathway leading to front porch. To the rear is a south-facing garden with paved patio area and sizeable area laid to lawn. At the rear boundary is a storage shed. The garden is fully enclosed by timber fencing with pedestrian gate leading to the: -

DRIVEWAY/PARKING

A private tarmac driveway providing off street parking for one to two vehicles.

SERVICES

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

