DIRECTIONS

From our Chepstow office proceed along the A48 towards Caldicot upon coming into the village, proceed straight over the roundabout, taking the next right into Chepstow Road. Proceed along Chepstow Road without deviation, turning left at The Haywain pub, and then right into Firs Road, continue to the end of Firs Road, bearing left into Oakley Way. Continue to the very end of Oakley Way where you will find Oakley Close.

TENURE - FREEHOLD

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

GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.

1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.

TOTAL FLOOR AREA : 939 sq.ft. (87.2 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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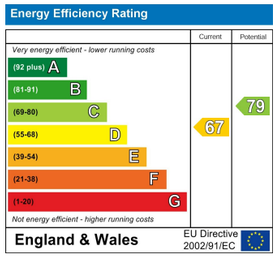
DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing 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.



1 OAKLEY CLOSE, CALDICOT, MONMOUTHSHIRE, NP26 4DZ

3 1 1 D

£215,000

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

Oakley Close comprises a three bedroom semi-detached property situated within this popular residential location, and is being sold with the benefit of no onward chain. The property has been re-carpeted throughout, however would further benefit from some cosmetic updating in the kitchen and bathroom. The property offers to the ground floor; reception hall giving access to living room and kitchen/dining room. To the first floor are three bedrooms and family bathroom with separate WC. Off road parking to the front and enclosed rear gardens. Within walking distance is a local shop and primary school with further facilities in the village of Caldicot itself to include a range of shops and pubs as well as doctors surgery and dentist. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Newport, Cardiff and Bristol all within easy commuting distance.

GROUND FLOOR

ENTRANCE HALL
A half glazed uPVC door and frosted glazed panel leading to the entrance hall with stairs off and under stair storage.

SITTING ROOM
3.86m x 4.01m (12'8" x 13'2")
With uPVC window to front elevation and fireplace.

KITCHEN/DINING ROOM
5.84m x 3.15m (19'2" x 10'4")
An open plan kitchen/dining room which would benefit from some modernisation. Base and eye level units with marble effect worktop and tiled splashbacks. Inset one bowl stainless steel sink and drainer with chrome mixer tap. Space for under counter fridge, freezer and washing machine. A handy under stairs pantry cupboard. Worcester combi boiler. uPVC patio doors and window to the rear elevation together with a half-glazed uPVC door to the garden.

FIRST FLOOR STAIRS AND LANDING
With uPVC window to side elevation, loft access and a handy storage cupboard.

BEDROOM 1
3.12m x 3.48m (10'3" x 11'5")
With uPVC window to front elevation and built-in storage cupboard.

BEDROOM 2
3.15m x 3.48m (10'4" x 11'5")
With uPVC window to rear elevation and built-in storage cupboards.

BEDROOM 3
2.69m x 2.21m (8'10" x 7'3")
A good size single bedroom with uPVC window to the front elevation.

SEPARATE WC
With low-level WC and window to side elevation.

FAMILY BATHROOM
Comprising a two-piece suite to include pedestal wash hand basin with chrome taps and panelled bath with chrome taps and electric shower. Half-tiled walls. Frosted window to rear elevation.

OUTSIDE

GARDENS
At the front there is a private driveway providing off-road parking and a level lawn. The rear garden is spacious and level with patio area and lawn, enclosed by fenced boundaries. At the side of the property a small storage room with power and light.

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