

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 14 Shakespeare Drive

West End Ward, Caldicot, NP26 4LW

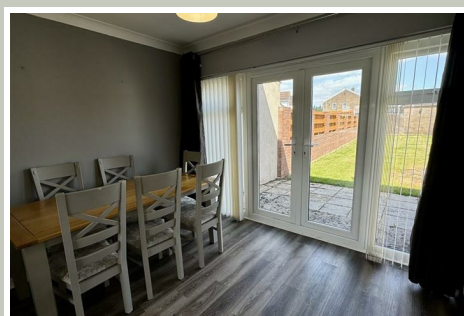
No onward chain £269,950



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## Description

This well presented semi-detached property is now available on the market with no onward chain. The ground floor features a reception hall, kitchen, and a spacious living and dining room, while the first floor boasts three bedrooms and a modern shower room. Outside, there is a driveway with parking for multiple vehicles, leading to a garage with a remote electric door. The front garden is low maintenance, while the rear garden is generously sized and well-maintained. The property is conveniently located near the town centre of Caldicot, offering easy access to various amenities, good schools, and transportation links including buses, trains, and motorways for commuting to nearby towns and cities.

## Reception Hall

Approached via UPVC double glazed and panelled door. Coving. Dado rail. Understairs storage area. Good quality wood effect flooring. Panelled radiator. Stairs to first floor landing. Doors off.

## Kitchen

8'10 x 7'10 (2.69m x 2.39m)

Coving. Fitted with a matching range of base and eye level storage units all with granite effect work surfaces and tile splash backs. Single drainer stainless steel sink and mixer tap. Space for freestanding cooker with stainless steel extractor hood and lighting over. Space for under counter fridge. Plumbing and space for automatic washing machine and dishwasher. Tiled floor. UPVC double glazed window to rear elevation. UPVC double glazed and panelled door to side elevation.

## Living Room

12'11 to recess x 12'06 (3.94m to recess x 3.81m)

Coving. Wall mounted warm air electric heater to remain. Good quality wood effect flooring. Panelled radiator. UPVC double glazed window to front elevation. Open to dining room.

## Dining Room

10'07 x 8'10 (3.23m x 2.69m)

Coving. Continuation of good quality wood effect flooring from the living room. Panelled radiator. UPVC double glazed french doors and windows to rear garden.

## First floor Stairs and Landing

Access to loft inspection point. Coving. Dado rail. UPVC double glazed window to side elevation. Doors off.

## Bedroom One

12'06 x 9'02 max (3.81m x 2.79m max)

Range of fitted wardrobes. Panelled radiator. UPVC double glazed windows to front elevation.

## Bedroom Two

12'04 x 8'11 (3.76m x 2.72m)

Freestanding wardrobe to remain. Panelled radiator. UPVC double glazed window to rear elevation.

## Bedroom Three

9'06 x 7'11 (2.90m x 2.41m)

Panelled radiator. UPVC double glazed window to front elevation.

## Shower Room

Low level W.C. Pedestal wash hand basin with chrome

mixer tap. Shaver point. Walk in enclosure with electric shower. Part tiling to walls plus shower panels Tiled floor. Towel radiator. Opaque UPVC double glazed window to rear elevation.

### Garden

Low maintenance garden to the front elevation. To the rear, a generous garden which is predominantly laid to lawn. Greenhouse to remain.

### Garage and Parking

Drive with ample parking for several vehicles leading to the garage. Remote electric door. Power points and lighting. Personal door to garden.

### Services

All mains services are connected.

### Council Tax Band - D

### Tenure - Freehold



## Road Map



## Hybrid Map



## Terrain Map



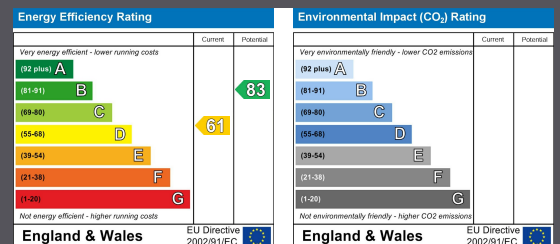
## Floor Plan



## Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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