

H & H

HOUSE & HOME
PROPERTY AGENTS



12 Tennyson Close
, Caldicot, NP26 4LL

£274,950



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Description

Located in a convenient area, Tennyson Close offers a beautifully presented semi-detached property. As you enter, you are greeted by a spacious reception hall that leads to a ground floor W.C. and a stunning open plan kitchen dining area. The kitchen boasts a majority of built-in appliances. Adjacent to the kitchen dining area is a conservatory that opens up to the rear garden, as well as a living room with a feature fireplace and bespoke storage and shelving. Upstairs, you will find three bedrooms and a family bathroom. Outside, there is driveway parking for two vehicles leading to the garage. Additionally, the property features low maintenance gardens at both the front and rear.

Caldicot town centre is conveniently located just a short distance away, offering a variety of local convenience stores as well as two larger supermarkets. The area is also home to junior and secondary schools.

Transportation options are plentiful, with bus and rail links available in both Caldicot and Chepstow. In addition, the property benefits from excellent road and motorway networks, providing easy access to larger towns and cities for those who commute.

Reception Hall

Approached via UPV double glazed and panelled door. Coving. Open under stairs storage area. Good quality wood effect flooring. Panelled radiator. Stairs to first floor landing. Door to ground floor W.C. Open to kitchen.

Kitchen Dining Room

17'11 x 11'04 (5.46m x 3.45m)

Coving and inset lighting to ceiling. Fitted with a

modern range of shaker style base and eye level storage units. Marble effect work surfaces with tile splash backs. Single drainers stainless steel sink and mixer tap set into work surface. Built in fan assisted electric oven. Four ring electric hob set into work surface with tile splash back, extractor and lighting over. Built in fridge freezer. Good quality wood effect flooring throughout. Open to dining area. Two contemporary style radiators. UPVC double glazed window to rear elevation. Door to conservatory. Open to living room.

Living Room

12'10 x 12 max (3.91m x 3.66m max)

Coving. Bespoke storage cupboards and shelving. Continuation of good quality wood effect flooring. Panelled radiator. UPVC double glazed window to front elevation.

Conservatory

10'02 x 8'02 (3.10m x 2.49m)

Tiled floor. UPVC double glazed windows and french doors to rear garden.

Ground Floor W.C.

Coving. Low level W.C. With dual a push button flush. Wash hand basin and mixer tap. Towel radiator. Good quality wood effect flooring. Opaque UPVC double glazed window to side elevation.

First Floor Stairs and landing

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

Tel: 01291 418418

Bedroom One

12'05 x 9'04 (3.78m x 2.84m)

Coving. Panelled radiator. UPVC double glazed window to rear elevation.

Bedroom Two

11'07 x 9'05 (3.53m x 2.87m)

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

Bedroom Three

8'07 max x 8'02 max (2.62m max x 2.49m max)

Coving. Built in cabin bed. Useful storage cupboard. Panelled radiator. UPVC double glazed window to front elevation.

Bathroom

Modern white suite to include low level W.C. With dual push button flush. Pedestal wash hand basin. Bath with electric shower over.

Garden

Low maintenance garden to the front elevation with mature inn shrubs. To the rear, paved seating area and faux grass for ease of maintenance. Fence to boundary.

Garage and Parking

Up and over door. Power pints and lighting. Personal door to rear garden.

Tenure - Freehold

Council Tax Band - D

Material Information

Mains gas. Mains electricity. Mains water. Mains drainage.

We are informed the property is standard construction. Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.org.uk/>



