

H & H

HOUSE & HOME
PROPERTY AGENTS



3 New Cottages

Caerwent, Caldicot, NP26 5AU

No onward chain £349,950



3 New Cottages

Caerwent, Caldicot, NP26 5AU

No onward chain £349,950



Description

This charming Victorian stone fronted cottage is offered to the market with no onward chain. The well-presented property offers ample space and is spread across two floors. The ground floor features an entrance porch, a cosy living room, dining room, kitchen, utility room, convenient ground floor W.C., and a rear hallway. Moving up to the first floor, you will find two bedrooms, both offering stunning views of the countryside, as well as a modern shower room. The front and rear gardens have been well maintained, providing a lovely outdoor space. Additionally, there is a detached double garage at the rear, complete with a remote electric door for ease of access.

Situated in the village of Caerwent, this property boasts breath taking views of both the Roman ruins and the picturesque rural landscape from the first floor bedrooms. The village itself offers a local store and a charming pub, perfect for enjoying a relaxing evening. If you require a wider range of amenities, the towns of Caldicot and Chepstow are just a short distance away. Commuters will appreciate the convenience of bus and rail services, as well as excellent road and motorway connections, allowing easy access to larger towns and cities.

Entrance Porch

Approached via uPVC double glazed and panelled door. UPVC double glazed entrance porch with tile effect flooring. Glazed and panelled door to living room.

Living Room

14'06 max to inc staircase x 13'02 (4.42m max to inc staircase x 4.01m)

Coving. Open fireplace with marble surround and hearth. Newly fitted carpets. Understairs storage cupboard. Panelled radiator. Stairs to first floor landing. UPVC double glazed window to front elevation with rural outlook. Open to dining room.

Dining Room

14'07 x 9'08 (4.45m x 2.95m)

Coving. Newly fitted carpet. Panelled radiator. Double doors to rear hallway/breakfast room.

Rear Hallway

15'05 x 4'11 (4.70m x 1.50m)

Two Velux windows to rear. Breakfast bar and plumbing and space for dishwasher. Wall mounted cupboards. Tiled floor. Panelled radiator. UPVC double glazed door and window to rear elevation. Door to ground floor W.C. Open to kitchen.

Kitchen

9'08 x 9'03 (2.95m x 2.82m)

Fitted with a matching range of base and eye level storage units as well as display cabinets and plate rack. Stainless steel sink and drainer and mixer tap set into work surface. Range cooker to remain. Extractor hood and lighting over. Tiled floor. Panelled radiator.

Ground Floor W.C.

Low level W.C. Part tiling to walls. Tiled floor. Opaque uPVC double glazed window to rear elevation. Open to utility room.

Tel: 01291 418418

Utility Room

6'05 x 5'09 (1.96m x 1.75m)

wall mounted gas combination boiler. Wash hand basin. Plumbing and space for automatic washing machine and tumble dryer. Tiled floor. UPVC double glazed window to rear elevation.

First Floor Stairs and Landing

Access to loft inspection point. Doors off.

Bedroom One

14'07 max to recess x 11'11 (4.45m max to recess x 3.63m)

Useful storage cupboard. Panelled radiator. Two uPVC double glazed windows to front elevation with rural outlook.

Bedroom Two

11'01 x 9' to recess (3.38m x 2.74m to recess)

Panelled radiator. UPVC double glazed window to rear elevation with rural outlook.

Shower Room

Low level W.C. with dual pushbutton flush. Wash hand basin set over vanity storage unit with chrome mixer tap. Double step in enclosure with mains fed shower. Part tiling to walls. Chrome towel radiator. Opaque uPVC double glazed window to rear elevation.

Garden

To front elevation, natural stone wall to boundary and original wrought iron gate. Predominantly laid to lawn. To the rear, you will find a larger than average well maintained garden which is predominantly laid to lawn. There is also a full width flagstone patio area and two purpose built storage sheds. Footpath leading to the detached double garage.

Detached Garage

17'09 x 14'11 (5.41m x 4.55m)

Approached via a lane to the rear of the property is the detached double garage, which has a remote electric door. Power points and lighting plus uPVC window and personal door side and rear elevations.

Material Information

Tenure - Freehold

Council Tax Band - D

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

We are informed the property is of standard construction.

Broadband and mobile coverage.

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



Road Map



Hybrid Map



Terrain Map



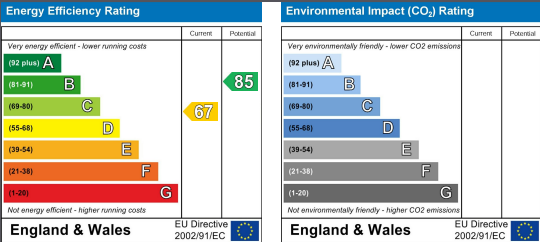
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.