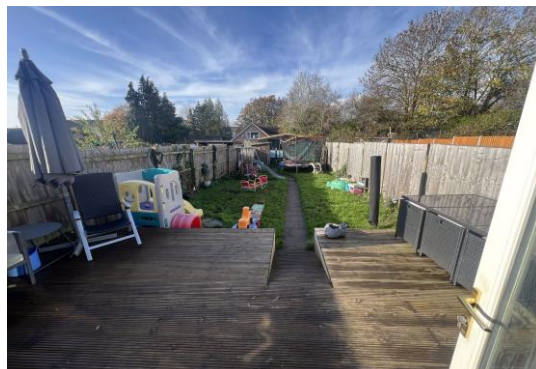




The Avenue
Caldicot, NP26 4AB

Guide Price £425,000

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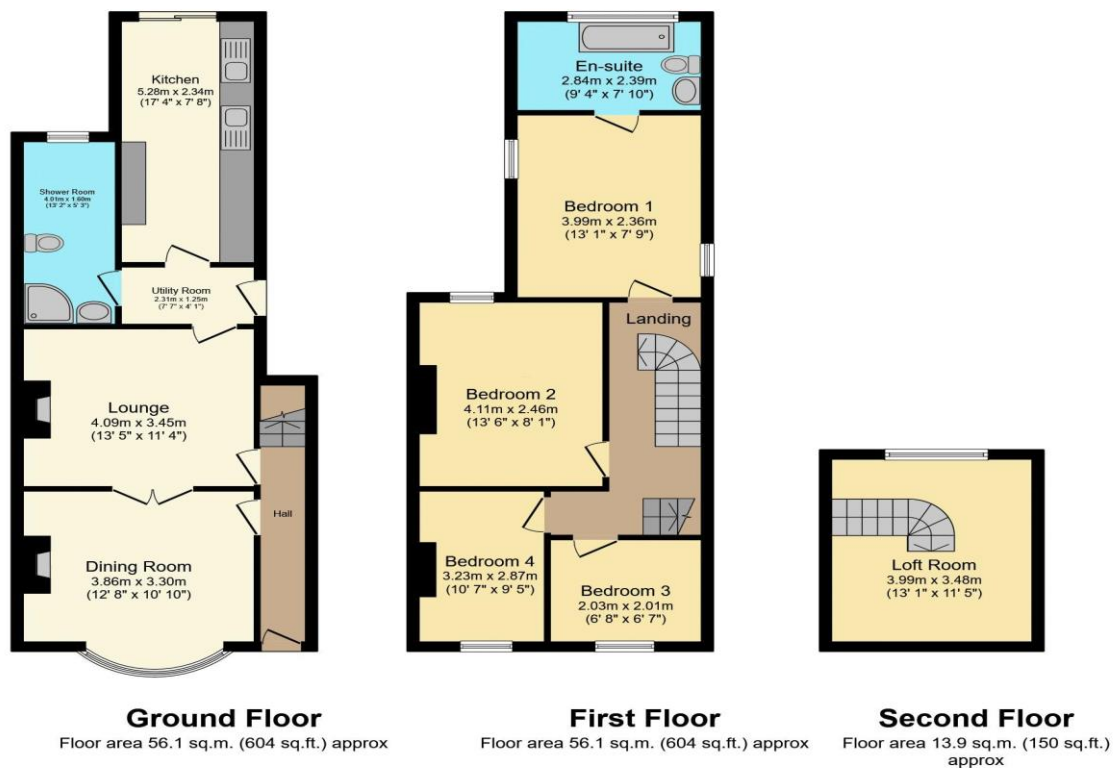


MAIN FEATURES:

- Spacious Semi Detached House
- Good Size Kitchen/Breakfast Room
- Lounge Leading to Dining Room with Feature Bay Window
- Large Conservatory & Ground Floor Shower Room
- Master Bedroom with En-suite
- Three Further Bedrooms & Useful Loft Room
- Rear Garden with Decking Area

Discover The Avenue, a wonderfully spacious semi-detached family home offering comfort, versatility and a superb location. This well-presented property features a generous kitchen/breakfast room, perfect for busy mornings or relaxed weekend cooking. The lounge flows seamlessly into the dining room, complete with a charming feature bay window, creating a bright and welcoming living space. A large conservatory opens onto the rear garden, providing an ideal spot for entertaining or unwinding, while a convenient ground-floor shower room adds practicality for family life. Upstairs, the master bedroom with en-suite offers a private retreat, alongside three further bedrooms and a useful loft room suitable for storage, hobbies, or a quiet work space. Outside, the rear garden with decking area is perfect for outdoor dining, and off-road parking provides everyday convenience.

Situated in a desirable residential area, The Avenue benefits from excellent local amenities, well-regarded schools and easy access to transport links. Enjoy nearby green spaces, friendly community surroundings and the charm of local shops and cafés — all within easy reach of the beautiful Monmouthshire countryside. A fantastic opportunity to secure a spacious, well-located home in NP26. Early viewing is highly recommended.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for GetAnOffer. Powered by www.focalagent.com

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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