



CALDICOT

Guide price £290,000



58 COBB CRESCENT

Caldicot, Monmouthshire NP26 5BY



Extended accommodation offering 5 bedrooms
Off road parking and garage
Close to train station and M4 access

Located within close proximity of the beautiful grounds of Caldicot Castle and Country Park this spacious, extended semi-detached property offers well-proportioned accommodation which is perfectly made for family living.

Located on the outskirts of Caldicot town centre the property is close to local amenities, along with both primary and senior schooling, all of which are within walking distance.

For those wishing to commute M4 access can be found at both Magor and in the neighbouring town of Chepstow, and there is a train station locally, with the main line at Severn Tunnel Junction a few miles away in Rogiet.



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KEY FEATURES

- Semi-detached property
- Large reception room
- Kitchen with space for a breakfast table
- Ground floor wet room & first floor bathroom
- Enclosed rear garden
- Conveniently located for local amenities



STEP INSIDE



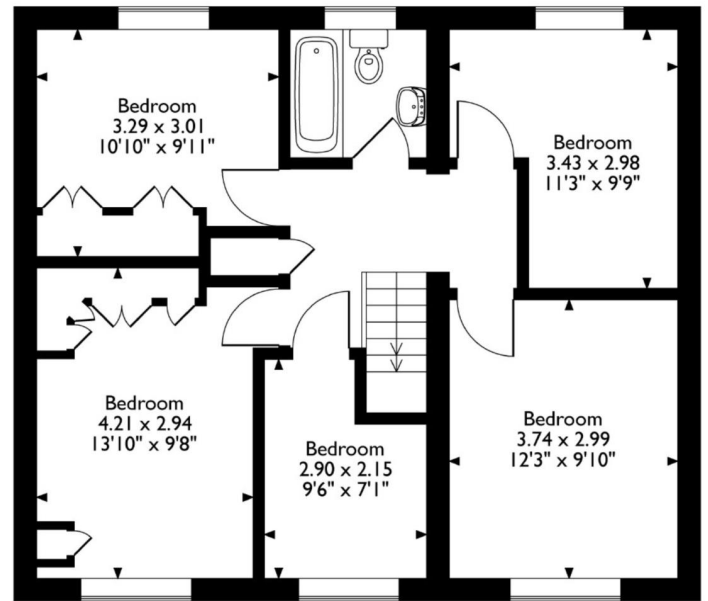
Upon entering the property, you are welcomed via an extended entrance porchway, which provides practical access into the main reception hallway.

The hallway serves as the central hub of the home, offering access to all ground floor rooms, and featuring a staircase leading to the first floor.

To the left of the hallway, you will find the generously sized living room. This versatile space is large enough to accommodate a dining table if desired. French doors open out onto the rear garden.

Also located on the ground floor is a wet room, designed with practicality. It features a shower enclosure, non-slip flooring with drainage, along with a WC and wash hand basin.

The kitchen extends along the rear of the property, offers ample base and wall units, it provides plenty of storage and workspace. The room is spacious enough to accommodate a breakfast table if required. A rear door provides convenient access to the garden.



First Floor

Completing the first floor is the family bathroom, which is fitted with a three-piece suite.

STEP OUTSIDE



Stepping outside the property, the front elevation offers off-road parking for one vehicle. In addition, there is access to the garage. A grassed area is located to the front of the property.

To the side, a pedestrian access pathway leads to the rear garden, allowing for easy movement around the home. The rear garden benefits from a desirable southeast-facing orientation. The garden itself is level and features a sizeable lawn. There is a paved seating area and the garden is enclosed by a fenced boundary.

AGENTS NOTE: The property has spray foam insulation which may not be acceptable to some lenders.

INFORMATION

Postcode: NP26 5BY

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: TBC



DIRECTIONS

From Chepstow proceed straight over at the High Beech Roundabout signposted Caerwent/Newport (A48). Continue down the hill and pass St Pierre Country Club on the left-hand side. Continue up the hill, and at the next roundabout turn left in the direction of Caldicot. Continue along without road without deviation for a few miles and carry straight on (2nd exit) at the Mitel roundabout. Continue along the bypass and turn right at the first set of traffic lights into Woodstock Way, right again into Fitzwalter Road, and a further right into Cobb Cres where the property is located towards the bottom and on the right-hand side.



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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.