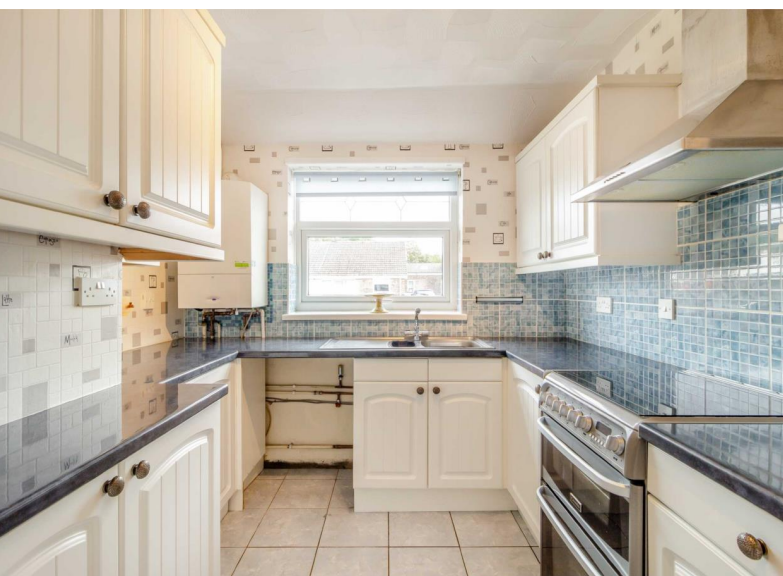




CALDICOT

Guide price **£270,000**



19 KINGFISHER CLOSE

Monmouthshire NP26 5ER



No onward chain
Driveway, carport and garage
Enclosed south west facing rear gardens

This spacious 3-bedroom semi-detached property is nestled within a sought-after development, located within a popular cul-de-sac location close to the local amenities of Caldicot, the property is being sold with the full benefit of no onward chain.

Beyond your doorstep, the stunning grounds of Caldicot Castle & Country Park offer an opportunity for leisurely walks and picnics, families will also appreciate the proximity to both primary and comprehensive schooling.

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.

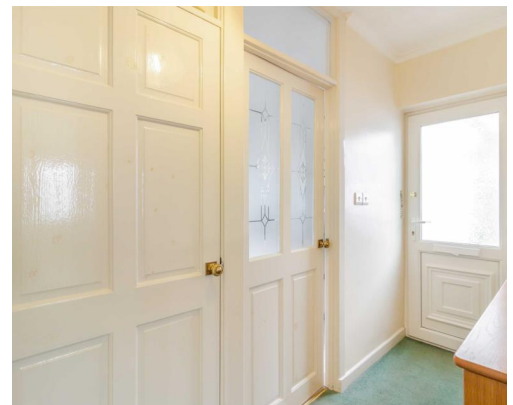


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KEY FEATURES

- Semi-detached dorma style property
- Three double bedrooms
- Two spacious reception rooms
- Ground floor shower room
- Flexible accommodation
- Conveniently located close to local amenities



STEP INSIDE



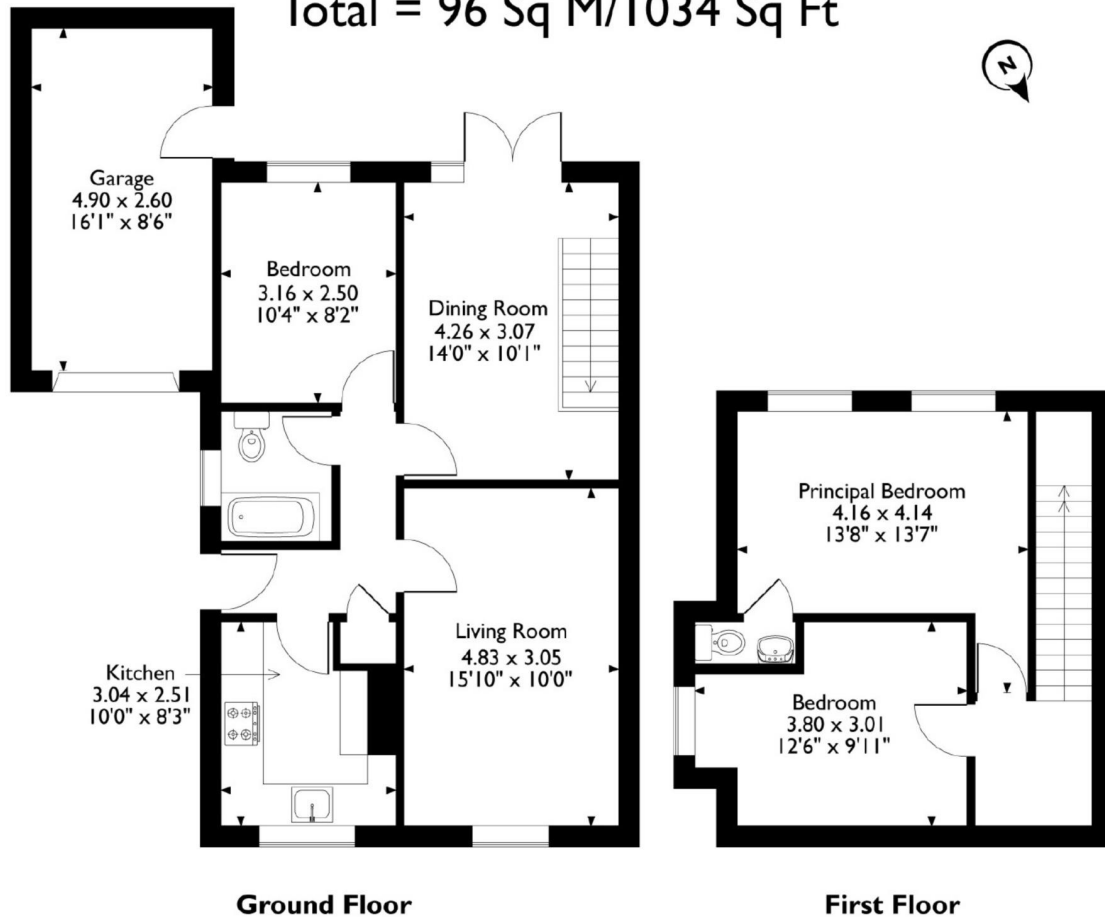
Upon entry, you are greeted by an L-shaped reception hall, all ground floor rooms lead off the hallway.

The ground floor features a generously sized front-facing living room, with ample space for furniture and the kitchen is equipped with an ample range of base and wall units, also positioned at the front of the property.

A ground floor shower room has been adapted for mobility access, featuring a walk-in shower enclosure with seating to enhance accessibility, along with a low level wc and wash hand basin.

A side facing window provides natural light to this room.

Approximate Gross Internal Area
 Main House = 83 Sq M/894 Sq Ft
 Garage = 13 Sq M/140 Sq Ft
 Total = 96 Sq M/1034 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The ground floor also hosts a rear-facing double bedroom and a spacious dining room, the latter granting access to a south westerly facing rear sun terrace through French doors.

The dining room is complemented by a staircase leading to the first floor where the dorma accommodation unfolds, presenting two further double bedrooms.

One of these bedrooms comes with a small en-suite WC, complete with a wash hand basin for added convenience.

The layout of this property maximises space and flexibility and for those seeking a comfortable and adaptable home.

AGENTS NOTE:

Probate has been applied for but is not yet granted.

STEP OUTSIDE



As you step outside, the front gardens of this property boast a design that prioritises low maintenance. Notably, the ample off-road parking space accommodates up to three vehicles, featuring a convenient carport in addition to a garage, ensuring that parking needs are met with ease. This thoughtful provision is a notable asset for homeowners, allowing for secure and sheltered parking.

Moving towards the rear of the property, the gardens embrace a delightful south-westerly aspect. A sun terrace provides an inviting space to enjoy outdoor gatherings, furthermore there is a raised lawned area. The gardens are well enclosed by fencing and complemented by shrub borders. Not to be overlooked, the advantageous access to the rear of the garage from the gardens is a practical feature, adding to the overall functionality and accessibility.

INFORMATION

Postcode: NP26 5ER
Tenure: Freehold
Tax Band: D
Heating: Gas
Drainage: Mains
EPC: TBC





DIRECTIONS

At the roundabout at the top of Chepstow, take the 3rd exit and stay on A48 signposted Caerwent. Continue along the A48, passing St Pierre Hotel on the left-hand side and at the next roundabout take the 1st exit. Continue along this road without deviation and carry straight on at the Mitel Roundabout bypassing Caldicot Town Centre. Take the next right turn (after the town centre turn) onto Mill Lane and proceed for a short distance where the entrance to Kingfisher Close can be found on the left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			91
(92-100)	A		
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.