



Alianore Road, Caldicot

3 Bedrooms
1 Bathrooms
2 Receptions

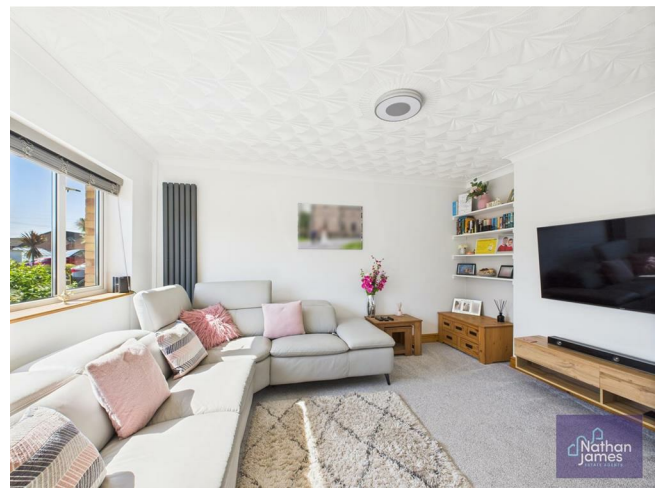
£275,000



Nathan James are delighted to showcase this Magnificent Family Home offering versatility for all generations. Set in the very sought-after location and within walking distance of all the amenities that the town has to offer including doctors, dentists, schools and shopping and leisure facilities.

The Property is comprising of an entrance hallway, lounge, open plan kitchen / dining room and sunroom to the ground floor. To the first floor is a family bathroom, bedrooms One, Two & Three. Also benefiting from a generous driveway and Garage. So Call Nathan James Today to Book a Viewing!

Council Tax Band D



Lounge
13'2 x 10'6

Kitchen / Diner
11'4 x 16'11

Conservatory
9'2 x 8'4

Hallway
11'4 x 16'11

Bedroom One
11'6 x 9'5

Bedroom Two
7'9 x 10'7

Bedroom Three
9'5 x 7'2

Bathroom
5'4 x 5'10

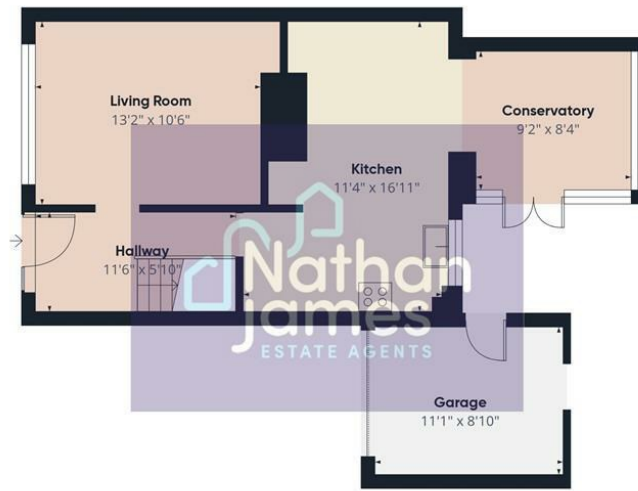
Landing
8'0 x 5'10

Garage
11'1 x 9'5



- **Three Bed Semi-Detached**
- **Beautifully Presented**
- **Close Proximity to Schools, Doctors and Shops**
- **Open Plan Kitchen / Diner**
- **Sunroom**
- **Enclosed Rear Garden**
- **Driveway & Garage**
- **Easy Access for Commuting to Bristol or Cardiff**





Floor 0



Floor 1



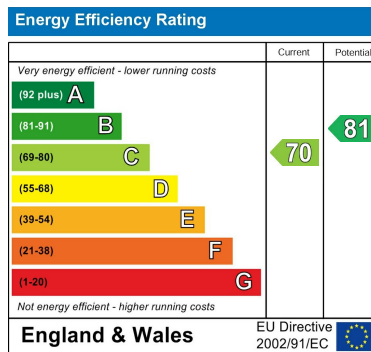
Approximate total area⁰
925 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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