



## Landau Close, Caldicot

2 Bedrooms  
1 Bathrooms  
2 Receptions

£225,000





## CALLING ALL FIRST TIME BUYERS AND INVESTORS!

### Home Sweet Home!

This property has been recently renovated to a High Standard with a modern pallet and classy look. The Property comprises of a lounge with under-stairs storage, modern kitchen / breakfast room with door to a low maintenance landscaped rear garden. Upstairs there are two double bedrooms and a bathroom. To the front there is parking for two vehicles. This property is within walking distance of the village centre where there is a shop, pubs, coffee shop, deli, and hairdressers. Ideal for commuting to Bristol, Newport or Cardiff it is located a short drive to the M4.

**NO CHAIN!**



Lounge  
11'8 x 8'10

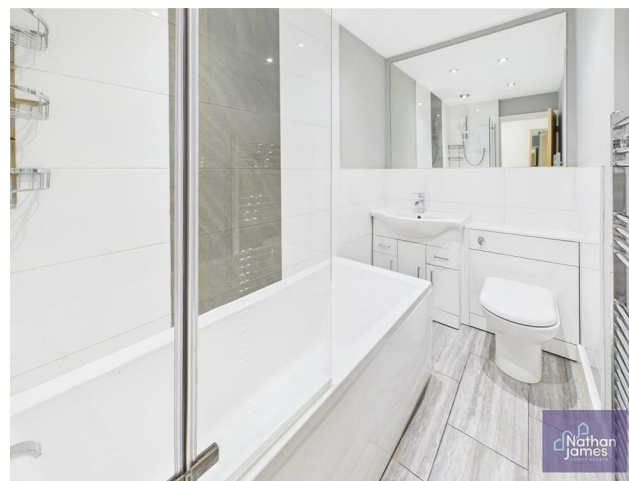
Kitchen / Diner  
11'8 x 15'9

Bedroom One  
11'8 x 8'10

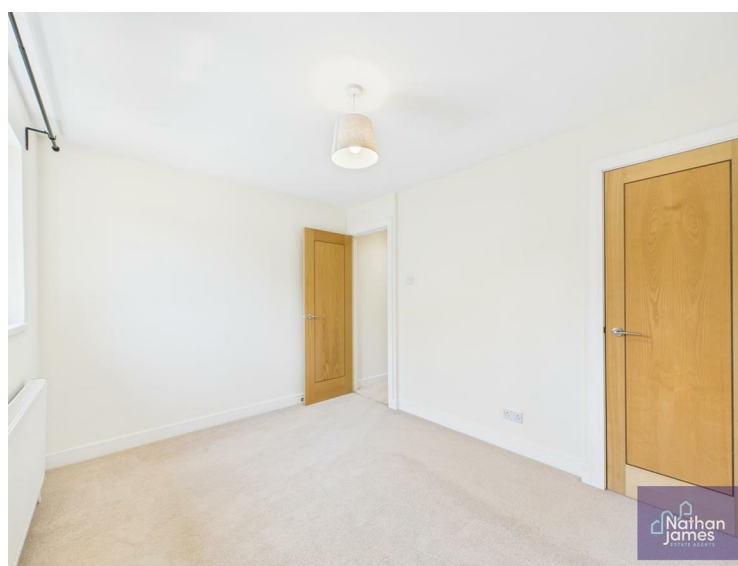
Bedroom Two  
11'8 x 7'5

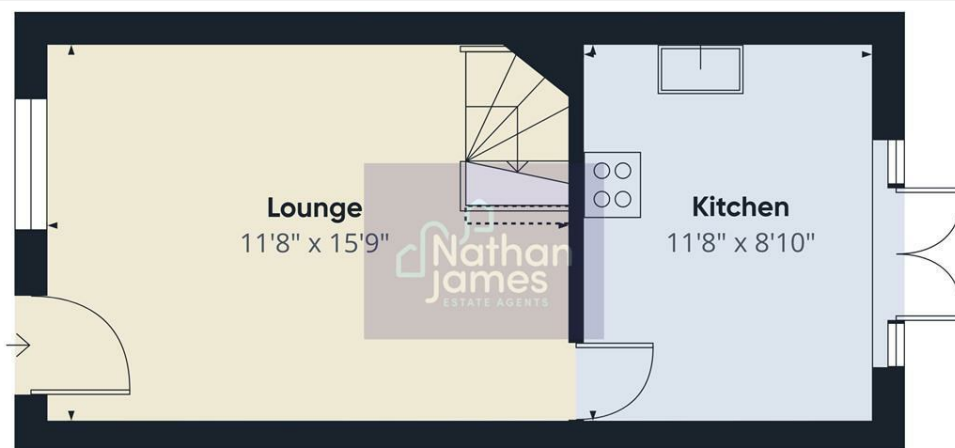
Bathroom  
8'7 x 4'9

Landing  
2'8 x 6'9

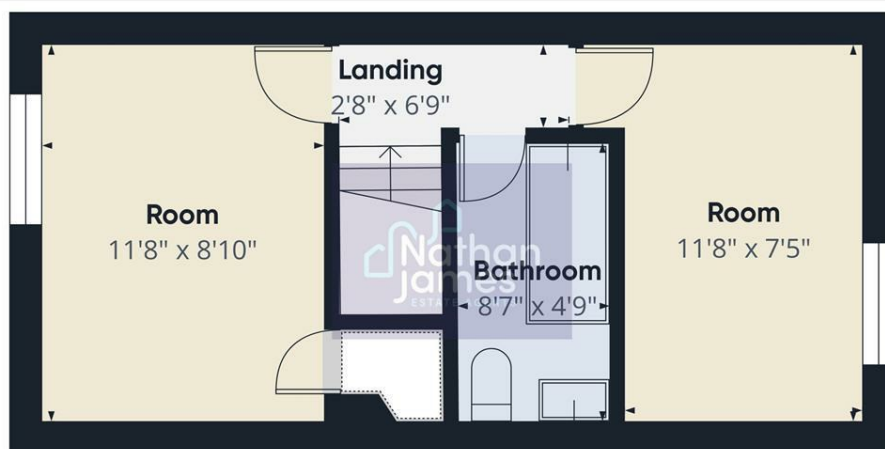


- **Outstanding Two Bed Property**
- **Ready to Move In**
- **Fantastic Location for Commuting to Bristol & Cardiff**
- **Quiet Village**
- **Within Walking Distance to Doctors, Schools & Shops**
- **Open Plan Kitchen / Diner**
- **Enclosed Rear Garden**
- **Two Parking Spaces**





Floor 0



Floor 1



**Approximate total area<sup>m</sup>**  
545 ft<sup>2</sup>

**Reduced headroom**  
2 ft<sup>2</sup>

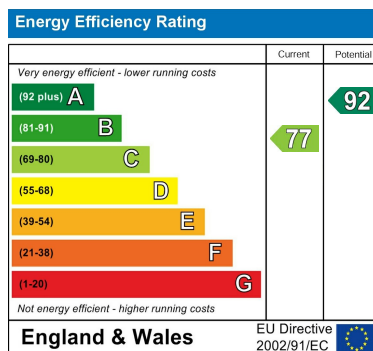
(1) Excluding balconies and terraces

**Reduced headroom**  
..... Below 5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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