



## Troddi Close, Caldicot

3 Bedrooms  
1 Bathrooms  
2 Receptions

£269,950

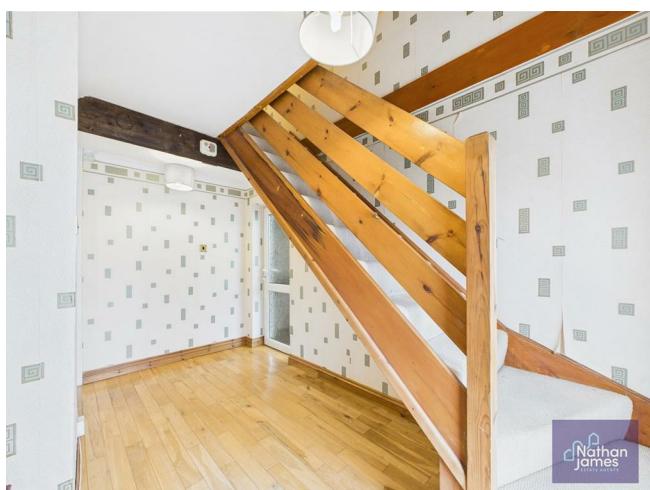


Offered to the market with No Onward Chain. Nestled in the charming area of Troddi Close, Caldicot, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious reception rooms provide a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The bungalow features a ground floor bathroom, and double bedroom, ensuring that all your daily needs are met with ease. The layout of the home promotes a sense of openness and light, making it a warm and inviting space to live in.

Caldicot is known for its friendly community and excellent local amenities, including shops, schools, and parks, all within easy reach. This property not only offers a comfortable living space but also the opportunity to enjoy the surrounding area, which is rich in history and natural beauty.

Whether you are looking to downsize, start a family, or simply enjoy the benefits of single-storey living, this bungalow on Troddi Close is a wonderful opportunity not to be missed. Come and experience the charm of this lovely home for yourself.



Kitchen  
26'10x5'5

Dining Room  
7'10x7'11

Living Room  
17'10x11'11

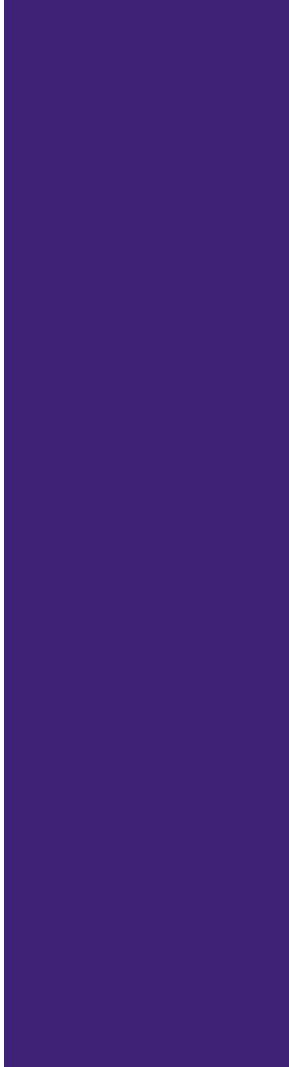
Bedroom  
9'5x11'5

Bathroom  
5'6x7'9

Hallway  
13'5x5'9

Bedroom  
11'8x8'7

Bedroom  
8'6x7'10





Approximate total area<sup>(1)</sup>  
1070 ft<sup>2</sup>

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



(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



8 Newport Road  
Caldicot  
Monmouthshire  
NP26 4HX  
01291 421600  
nj@nathanjamesestateagents.co.uk  
nathanjamesestateagents.com