



DIRECTIONS

From Chepstow proceed along the A48 to the town of Caldicot. Proceed along the bypass taking the turning right at the traffic lights into Newport Road. Continue along Newport Road where you will find No. 83 on your left hand side.

SERVICES

All mains services are connected, to include mains gas central heating.

Council Tax Band E.

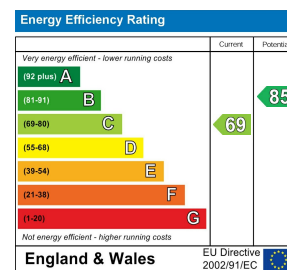
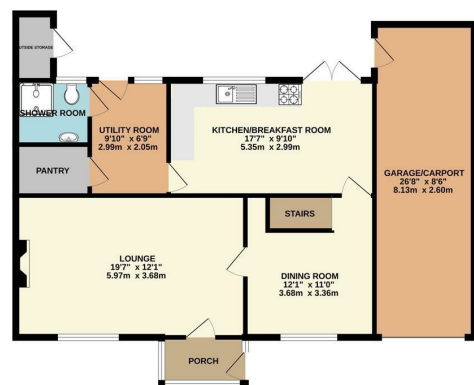
TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



GROUND FLOOR
940 sq.ft. (87.3 sq.m.) approx.

1ST FLOOR
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA: 1610 sq.ft. (149.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**83 NEWPORT ROAD, CALDICOT,
MONMOUTHSHIRE, NP26 4BS**

4 **2** **2** **C**

£375,000

Sales: 01291 629292
E: sales@thinkmoon.co.uk

DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.

Newport Road comprises an end terrace Victorian house which has been extensively updated and extended within recent years, to provide spacious four bedroom accommodation with entrance porch, living room, dining room, large kitchen with utility and shower room to the ground floor, along with four bedrooms and family bathroom to the first floor. The property benefits from off-street parking and stands in large gardens.

The vendors recently obtained planning consent reference DM2023/01421 with regard to the construction of a detached dwelling to the rear of the property. Please look on the online portal using this reference number for full details of the outline planning consent.

GROUND FLOOR

ENTRANCE PORCH

With window to front elevation, door to side.

LIVING ROOM

5.99m x 3.66m (19'8" x 12')

With windows to front elevation. Feature stone fireplace.

DINING ROOM

3.56m x 3.35m (11'8" x 11'12")

With window to front elevation. Stairs off.

KITCHEN/BREAKFAST ROOM

5.38m x 3.05m (17'8" x 10')

A spacious well appointed kitchen with an extensive range of base and eye level units with work surfacing over. One and a half bowl and drainer sink unit. Four ring gas hob with extractor over and eye level double oven, as well as an integrated under the counter fridge. Space for dishwasher. Tiled splashback and tiled flooring. Window and French door to rear garden.

UTILITY ROOM

With frosted window and door to rear. Space for washing machine and tumble dryer. With large storage cupboard.

SHOWER ROOM

Appointed with a three piece suite to include step-in shower, low level WC and wash hand basin.

FIRST FLOOR STAIRS AND LANDING

BEDROOM 1

4.75m x 3.68m (15'7" x 12'1")

With two windows to front elevation. Extensive range of built-in wardrobes, one of them housing an airing cupboard with shelves and radiator.

BEDROOM 2

3.56m x 3.05m (11'8" x 10')

With window to rear elevation, along with storage cupboard housing gas fired central heating boiler.

BEDROOM 3

3.35m x 2.74m (11' x 9')

Window to front elevation.

BEDROOM 4

2.77m x 2.06m (9'1" x 6'9")

With window to rear elevation.

BATHROOM

Appointed with a three-piece suite comprising panelled bath, low level WC and wash hand basin. Window to rear.

OUTSIDE

GARDENS

To the front with paved parking area and flower borders. There is currently a carport with up and over door to the side of the property, although this would be removed to create access for the building plot if needed. Currently the rear gardens are extremely generous in proportion, laid extensively to lawn with mature borders and shrubs. The garden would be sub-divided to create the new dwelling but would still leave both properties with attractive sized plots.

SERVICES

All mains services are connected to include mains gas central heating.

