



DIRECTIONS

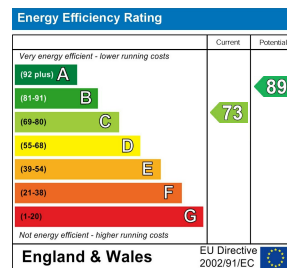
From our Chepstow Office proceed up Moor Street and turn right onto A48, continue along this road where at the first roundabout take the third exit continuing along the A48. Continue to the next roundabout taking the first exit towards Caldicot, proceed along this road, continue straight across the roundabout onto the Caldicot bypass, passing the turning on the right hand side for the town centre. Continue along the bypass taking the second turning on the right into Alianore Road, then the first turning on the left into Stafford Road, where following the numbering you will find the property on your left hand side.

SERVICES

All mains services are connected, to include mains gas central heating.
Council Tax Band D.

TENURE - FREEHOLD

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



17 STAFFORD ROAD, CALDICOT, MONMOUTHSHIRE, NP26 5DE



£265,000

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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.

Moon & Co. are delighted to offer to the market 17 Stafford Road. This semi-detached property is being sold with no onward chain and briefly comprises to the ground floor, entrance hall, living room, dining room and kitchen. To the first floor are three bedrooms and a wet room. Outside the property benefits from a garage and gardens to the front and rear.

Being situated in Caldicot it is close to local shops, primary school and other amenities, being within distance of Caldicot Castle and its grounds. It has good bus, road and rail links with the A48, M4 and M48 motorway networks, bringing Bristol, Cardiff and Newport all within commuting distance.

GROUND FLOOR

ENTRANCE HALL

With uPVC door and glazed side panel to front elevation. Stairs to first floor. Storage cupboard. Open to :-

SITTING ROOM

4.08m x 3.2m (13'4" x 10'5")

A light room with feature fireplace with gas fire. Arch to :-

DINING ROOM

2.72m x 2.6m (8'11" x 8'6")

With uPVC patio door to rear garden. Door to :-

KITCHEN

3.16m x 2.19m max (10'4" x 7'2" max)

Appointed with a matching range of base and eye level storage units with ample work surfacing over. Inset one bowl and drainer sink unit with mixer tap. Space for cooker, washing machine and under counter fridge. Wall mounted gas combi boiler. uPVC door to side elevation and window to rear.

FIRST FLOOR STAIRS AND LANDING

With uPVC window to side elevation.

BEDROOM 1

3.58m to wardrobes x 2.77m (11'8" to wardrobes x 9'1")

A double bedroom with built-in wardrobes. uPVC window to front elevation.

BEDROOM 2

3.14m x 2.5m (10'3" x 8'2")

A double bedroom with built-in wardrobes. uPVC window to rear elevation.

BEDROOM 3

2.83m max x 2.07m (9'3" max x 6'9")

A single bedroom with uPVC window to front elevation.

WET ROOM

Comprising a shower area with electric shower and screening, low level WC and wash hand basin. Chrome heated towel rail. Fully tiled walls. Frosted uPVC window to rear elevation.

OUTSIDE

GARAGE

A single car garage with power, lighting and up and over door. Courtesy door to garden.

GARDENS

The property is approached via driveway leading to the garage, with parking for several vehicles as well as an area laid to stone chippings with raised beds. The rear garden offers low maintenance space with paved area and area laid to stone chippings.

SERVICES

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

