



### DIRECTIONS

From Chepstow high street proceed to the St. Lawrence roundabout, take the third exit and follow this road past St. Pierre Country Club to the next roundabout. Take the first exit onto the B4245, continue to the mini roundabout continue straight over and continue for 1.3 miles, turn left onto Shakespeare Drive and then right into Shakespeare Close, where following the numbering you will find the property on the left.

### SERVICES

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

Council Tax Band C.

### TENURE - FREEHOLD

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



## 3 SHAKESPEARE CLOSE, CALDICOT, MONMOUTHSHIRE, NP26 4LN



£235,000

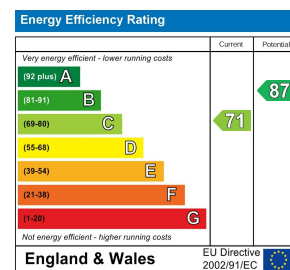
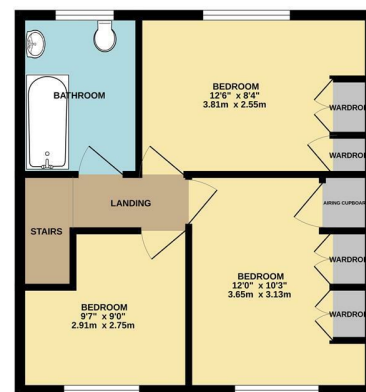
Sales: 01291 629292

E: sales@thinkmoon.co.uk

GROUND FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 837 sq.ft. (77.7 sq.m.) approx.  
While 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 mis-statement. 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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**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.

This well presented three bedroom terraced property is situated in Shakespeare Close, a quiet cul-de-sac in Caldicot which is close to the town centre. The property briefly comprises reception hall leading to sitting/dining room and updated kitchen. To the first floor two double bedrooms, one single bedroom and updated family bathroom. Outside, the property is approached via pathway through the pretty front garden, and to the rear a level lawn garden with patio area. The property benefits from one allocated off-road parking space.

Being situated in Caldicot, a range of facilities are within walking distance including well renowned primary and secondary schooling, shops, pubs and restaurants as well as doctors surgery and dentist. Caldicot also boasts the historic Caldicot Castle and surrounding walks. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Newport, Cardiff and Bristol all within commuting distance.

## GROUND FLOOR

### ENTRANCE HALL

uPVC door and half glazed frosted window to front elevation. Wood effect flooring. Stairs to first floor and understairs storage cupboard.

### SITTING ROOM

**3.99m x 3.72m (13'1" x 12'2")**

Open plan sociable room with large picture window to front elevation. Feature fireplace with electric effect wood burner. Wood effect flooring. Open to: -

### DINING AREA

**3.12m x 2.74m (10'3" x 9'0")**

With uPVC French doors leading out to rear garden.

## KITCHEN

**2.92m x 2.74m (9'7" x 9'0")**

A modern kitchen appointed with a matching range of base and eye level storage cupboards with wood effect work tops. One and half bowl stainless steel sink and drainer with chrome mixer tap. Four ring electric hob with glass splashback and extractor fan over. Eye level built-in microwave and base level electric oven. Built-in washing machine and space for upright fridge/freezer. Attractive tiled splashbacks and wood effect flooring. Door and window to rear elevation.

## FIRST FLOOR STAIRS AND LANDING

Loft access point.

## BEDROOM 1

**3.81m x 2.54m (12'6" x 8'4")**

uPVC window to front elevation. A range of built-in wardrobes.

## BEDROOM 2

**3.66m x 3.12m (12' x 10'3")**

uPVC window to rear elevation. A range of built-in wardrobes

## BEDROOM 3

**2.92m x 2.74m (9'7" x 9'0")**

uPVC window to front elevation. Built-in bed over the stairs.

## FAMILY BATHROOM

A modern bathroom appointed with a three-piece suite to include low level WC, pedestal wash hand basin with chrome taps, bath with chrome taps, electric shower over and shower screen. Wood effect flooring. Frosted window to rear elevation.

## OUTSIDE

Allocated parking for one vehicle to the side elevation.

## GARDENS

To the front a level lawn garden with shrubs and bushes to boundary and pathway leading to the front door. To the rear a level lawn with patio area perfect for entertaining. Complete with garden shed and timber fencing to boundary.

## SERVICES

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

