



## 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 carry on for 1.3 miles. Turn left onto Shakespeare Drive and then the first right into Tennyson Road where, following the numbering, you will find the property on the left.

## SERVICES

All mains services are connected.  
Council Tax Band D

## TENURE - FREEHOLD

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

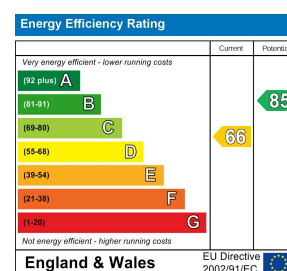


**5 TENNYSON ROAD, CALDICOT,  
MONMOUTHSHIRE, NP26 4LJ**

**3 1 1 D**

**£248,000**

**Sales: 01291 629292  
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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.

Offered to the market with a benefit of no onward chain Tennyson Road comprises a three bedroom semi-detached property, situated close to Caldicot town centre. The property briefly comprises to the ground floor, entrance hall, bathroom, kitchen, sitting/dining room with patio door to rear garden, with three bedrooms to the first floor. Outside the property benefits from a private driveway leading to the single garage, and a spacious rear garden.

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

Frosted glazed door and half glazed window to the front lead into the entrance hall.

#### ENTRANCE HALL

Ceramic tiled flooring and under stairs storage cupboard.

#### KITCHEN

**2.1m x 2.37m (6'10" x 7'9")**

Fitted with a matching range of base and eye level storage units with ample work surfacing over. Inset one bowl and drainer stainless steel sink unit with

chrome mixer tap and tiled splash back. Space for a washing machine and fridge freezer. Built-in four ring electric hob with cooker under, stainless steel extractor fan over. uPVC glazed door to side and door to kitchen.

#### SITTING ROOM

**5.8m x 3.5m (19'0" x 11'5")**

Accessed via a door from the entrance hall, the sitting room has wooden effect flooring and window to front elevation. Sliding patio doors lead to the garden. Door to kitchen.

#### BATHROOM

Door from the entrance hall leads into the bathroom which has ceramic tiled flooring. The bathroom comprises panelled bath with glass shower screen and chrome shower over, low level WC and pedestal wash hand basin. Chrome heated towel rail. Frosted window to side elevation.

#### FIRST FLOOR STAIRS AND LANDING

Window to front elevation and loft access point.

#### BEDROOM 1

**3.53m x 3.44m (11'6" x 11'3")**

A sizeable double bedroom with window to rear giving views over the rear garden. Built-in cupboard.

#### BEDROOM 2

**2.08m x 3.46m (6'9" x 11'4")**

With window to front elevation.

#### BEDROOM 3

**2.45m x 3.99m (8'0" x 13'1")**

With window to rear elevation.

#### OUTSIDE

To the front of the property is a paved driveway and also a chipped driveway with parking for several vehicles and a level lawn. To the rear is a spacious garden with a level lawned area and stone chipped patio area.

#### GARAGE

Single garage with half-glazed pedestrian door to the side and window. Up and over door and power.

#### SERVICES

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

