



## DIRECTIONS

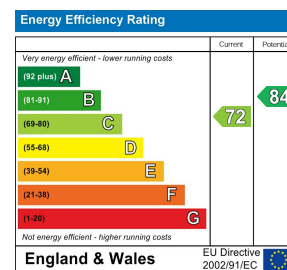
From our Chepstow office proceed up Moor Street, turning right on the A48, continue along this road without deviation to the roundabout taking the third exit and continuing on the A48 to the next roundabout, taking the first exit heading towards Caldicot and Portskewett. Proceed along this road to the next roundabout, head straight over, continue along the Caldicot bypass turning right towards the cricket ground onto Mill Lane, continue along Mill Lane to the far end where you will find number 10 set back around a small green.

## 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.



**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.

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.



**10 MILL LANE, CALDICOT, MONMOUTHSHIRE,  
NP26 5DD**



**£224,950**

**Sales: 01291 629292**  
**E: [sales@thinkmoon.co.uk](mailto:sales@thinkmoon.co.uk)**



The property comprises a mid-link three bedroom house, located in this popular and established residential area of Caldicot, within level walking distance of the town centre providing a good range of local facilities to include supermarkets and local shops with schooling also near at hand, along with pubs and restaurants and doctor and dental surgeries. There are good bus, road and rail links with A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all with commuting distance. This property offers excellent value for money, although requiring cosmetic updating.

## GROUND FLOOR

### ENTRANCE HALL

With door to front elevation. Door to: -

### LIVING ROOM

A bright reception room with wood burning stove. Window to front elevation.

### KITCHEN/DINING ROOM

Appointed with a range of storage units. Four ring gas hob with concealed extractor over and electric oven below. Inset enamel sink unit with drainer. Space for washing machine. Wall mounted Worcester gas fired boiler providing hot water and domestic central heating. Tiled flooring. There is also a small lean-to lobby leading off to the rear of the property with stairs to :-

## FIRST FLOOR STAIRS AND LANDING

Access to all first floor rooms.

### BEDROOM 1

A double bedroom with window to front elevation.

### BEDROOM 2

A double bedroom with window to rear elevation.

### BEDROOM 3

A single bedroom with window to front elevation.

### BATHROOM

Appointed with a three-piece suite comprising panelled bath with shower mixer, low level WC and wash hand basin. Window to rear. Fully tiled walls and flooring.

### OUTSIDE

### GARDENS

To the front is a forecourt garden overlooking the green and to the rear an enclosed level garden with single car garage.

### SERVICES

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

