



DIRECTIONS

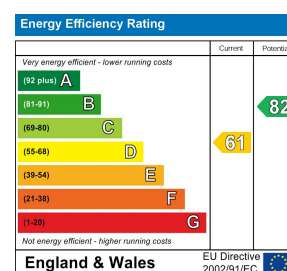
From our Chepstow office, proceed to the town of Caldicot. After passing the Mitel roundabout, take the first turning right into Chepstow Road. Proceed along Chepstow Road where you will find number 70 on your left hand side.

SERVICES

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

TENURE - FREEHOLD

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



**70 CHEPSTOW ROAD, CALDICOT,
MONMOUTHSHIRE, NP26 4HZ**

3 1 2 D

£270,000

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. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and finishes.

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 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 regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

70 Chepstow Road comprises a spacious semi-detached house, occupying a convenient position close to the centre of Caldicot, with excellent access to the local schools, shops and other facilities. The property offers spacious accommodation on two floors with entrance porch, spacious reception room with sun lounge, dining room, utility and kitchen with three double bedrooms and shower room to the first floor with attractive gardens to the rear along with garage and parking. The property does require some upgrading, but it is an excellent opportunity to create a comfortable family home.

Being situated in Caldicot, a range of local facilities are close at hand to include primary and secondary schools, shops, pubs and restaurants. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within easy commuting distance.

GROUND FLOOR

ENTRANCE HALL

With door to front elevation. Courtesy door to garage.

CLOAKROOM & WC

With low level WC and wash hand basin.

LIVING ROOM

With French doors to sun lounge, feature fireplace. Stairs off: -

SUN LOUNGE

With French doors to rear garden.

DINING ROOM

With window to side elevation.

KITCHEN

Appointed with a matching range of base and eye level storage with ample work surfacing over. One and a half bowl single drainer sink unit. Fitted ceramic hob. Eye level electric oven. Space for washing machine. Window and door to side elevation.

UTILITY ROOM

With window to rear elevation. Wall mounted gas fired boiler providing domestic hot water and central heating.

FIRST FLOOR STAIRS AND LANDING

With open tread staircase leading from the living room to a spacious landing area.

BEDROOM 1

With window to rear elevation.

BEDROOM 2

With window to rear elevation. Built-in wardrobes.

BEDROOM 3

With window to front elevation.

BATHROOM

Appointed with a three piece suite, comprising a walk-in shower stall, low level WC and wash hand basin.

OUTSIDE

To the front with ample parking. Also giving access to the integral single car garage with up and over door. Power and light.

GARDENS

To the rear, the property benefits from level mature gardens, enjoying a sunny aspect and backing onto the school playing fields.

SERVICES

All mains services are connected to include gas central heating.

AGENTS NOTE

Please note that the photos used for marketing are the library photos.

