



## Green Lane, Caldicot

3 Bedrooms  
2 Bathrooms  
1 Receptions

£290,000



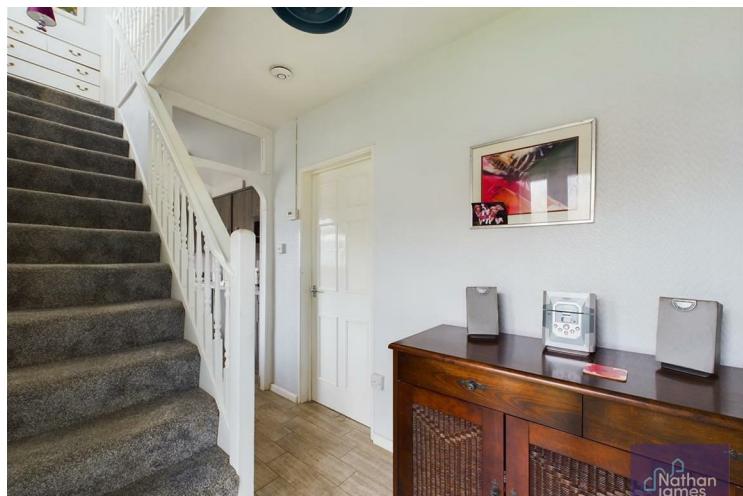
Located in the convenient area of Green Lane, Caldicot, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, perfect for relaxing or entertaining guests, creating a warm and inviting atmosphere. The practical kitchen/ diner leads to a separate utility area.

The house boasts two modern bathrooms, ensuring that morning routines run smoothly and providing ample facilities for family living. The semi-detached design allows for a sense of privacy while still being part of a friendly neighbourhood.

The secure and larger than average rear garden is beautifully landscaped with various areas of interest. The front provides driveway parking for several vehicles and a useful carport.

Caldicot is known for its community spirit and excellent local amenities, making it a desirable location for both families and professionals. With easy access to transport links, you can enjoy the tranquillity of suburban life while remaining well-connected to nearby towns and cities.

This property presents a wonderful opportunity for those looking to settle in a vibrant area with a strong sense of community. Whether you are a first-time buyer or seeking a family home, this semi-detached house on Green Lane is certainly worth considering.



Living Room  
16'3x11'10

Kitchen  
12'5x8'1

Hallway  
10'11x5'11

Groundfloor Bathroom  
7x4'1

Bedroom  
11'9x11'11

Bedroom  
9'3x9'6

Bedroom  
8'7x8'4

Bathroom  
5'5x8'4

Landing  
9x5'10





Floor 0



Approximate total area<sup>(1)</sup>

778.96 ft<sup>2</sup>

Reduced headroom

1.06 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

□ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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