

Norman Court, Caldicot

4 Bedrooms
2 Bathrooms
2 Receptions

£227,500

No Onward Chain with this spacious four bedroomed property in a central village location. This property offers plentiful accommodation over three floors. To the ground floor there is an integrated garage, along with a reception room which is currently utilised as a fourth bedroom and a useful shower room. Up to the first floor, where you will find a modern, well presented light and bright kitchen with attractive fitted units and a substantial breakfast bar. Next to this there is a second reception room, currently used as the living room. Onto the second floor there are three bedrooms and a nicely finished family bathroom. There is a small courtyard to the rear and off road parking to the front in front of the garage.













Living Room
16'9x11'4

Kitchen
16'9x12

Bedroom
7'7x13'6

Shower room
6'11x3'8

Lower Hall
6'11x7'9

Middle Landing
5'11x6'9

Upper landing
5'8x11'9

Bedroom
10'6x12

Bedroom
8'6x11'3

Bedroom
7'9x6'8

Bathroom
5'9x6'9

Surrounding Area
Caldicot, (Welsh Cil-y-coed) is a small town with a population of approximately 11,000, in Monmouthshire, South-East Wales, surrounded by beautiful countryside and adjoining the Caldicot levels on the North side of the Severn Estuary. It has easy access by Motorway and Rail to Cardiff and Bristol. There are currently five Infant/Junior schools and one Comprehensive school. The large medical centre is close to the town centre, and hospitals are within easy reach in Chepstow and Newport.
The shopping centre is a flat, pedestrian area with free parking, and there are twice weekly markets in the town centre. Caldicot has an active leisure centre with swimming pool and there are several golf courses nearby. The town is proud of its history, and its Medieval Castle with spacious grounds and country park which are free for local residents to use.

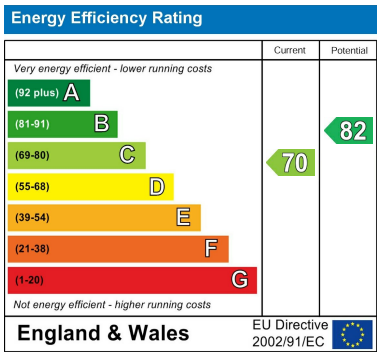






Council Tax Band D





DISCLAIMER Strictly by appointment with Nathan James. 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. Nathan James Estate Agents, 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

Nathan James ESTATE AGENTS

8 Newport Road
Caldicot
Monmouthshire
NP26 4HX
01291 421600
nj@nathanjamesestateagents.co.uk
nathanjamesestateagents.com