



# Tennyson Road, Caldicot

3 Bedrooms  
1 Bathrooms  
1 Receptions

£225,000

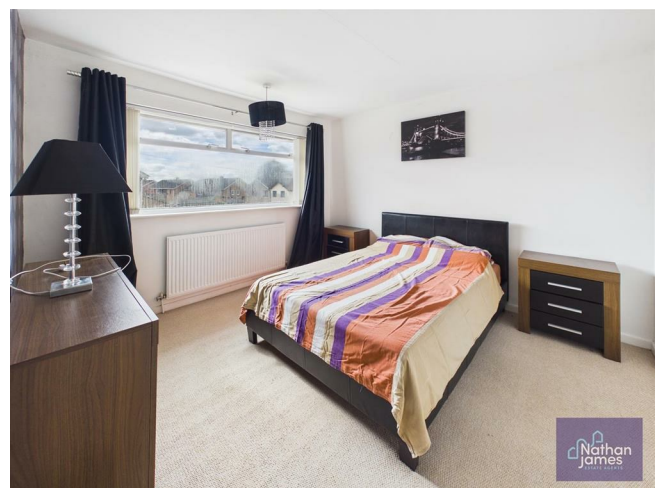


Tennyson Road in Caldicot, this delightful house presents an excellent opportunity for families and individuals alike. The property boasts a lounge and dining room, perfect for entertaining guests or enjoying quiet evenings at home. The kitchen offers functionality and convenience, making meal preparation a pleasure.

With three generously sized bedrooms, there is ample space for rest with each room designed to provide comfort and privacy, catering to the needs of a growing family. The property also features a convenient downstairs W/C, adding to the practicality of the home.

One of the standout features of this property is the generous garden, which provides a wonderful outdoor space for children to play, gardening or simply for enjoying the fresh air during the warmer months.

This house on Tennyson Road is not just a place to live; it is a home where memories can be made. With its ideal location for commuters with easy access to train stations and motorways. Do not miss the chance to make this lovely property your own.



# Lounge

11'5 x 10'11

# Kitchen

8'7 x 10'0

# Dining Room

9'7 x 8'8

# W/C

3'8 x 4'0

# Bedroom 1

10'7 x 10'11

# Bedroom 2

10'6 x 10'2

# Bedroom 3

7'9 x 8'10

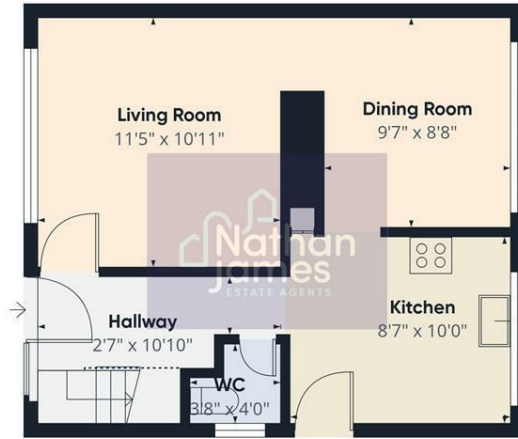
# Bathroom

7'8 x 5'2



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 70                      | 77        |
|   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|   |                         |           |
|   | EU Directive 2002/91/EC |           |



Floor 0



Floor 1



Approximate total area<sup>①</sup>  
747 ft<sup>2</sup>  
Reduced headroom  
11 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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