



Burns Crescent, Caldicot

4 Bedrooms
1 Bathrooms
1 Receptions

£274,500

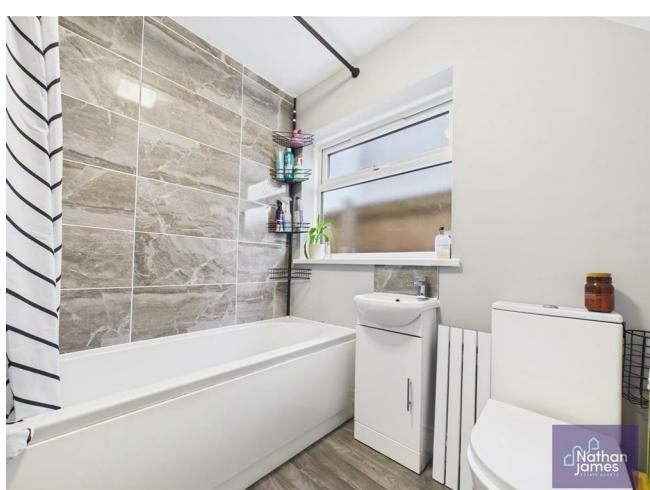


NO CHAIN!

Located in the charming area of Burns Crescent, Caldicot, this delightful semi-detached house offers a perfect blend of comfort and convenience. With four bedrooms, this property is ideal for families seeking a welcoming home. The layout includes an inviting reception room, and modern kitchen diner providing ample space for relaxation and entertaining guests.

The well-appointed bathroom ensures that daily routines are both practical and pleasant. There is also a w/c located on the first floor. Additionally, the property boasts parking for up to three vehicles, a valuable feature in today's busy world, allowing for easy access and convenience for residents and visitors alike.

Caldicot is known for its friendly community atmosphere and excellent local amenities, making it a desirable location for those looking to settle down. This home presents a wonderful opportunity for anyone seeking a spacious and functional living space in a vibrant area. Whether you are a growing family or simply in need of extra room, this property is sure to meet your needs. Don't miss the chance to make this lovely house your new home.



Living Room
13'6x11'4

Kitchen/Dining
19'8x9'4

Bathroom
5'8x6'11

Hallway
4'10x6'1

Entrance Porch
7'5x5'3

Bedroom
10'1x12'2

Bedroom
10'5x10'9

Bedroom
8'9x7'11

Bedroom/Office
6'3x9'4

W/C
5'8x2'4





Floor 0

Approximate total area⁽¹⁾
885 ft²



Floor 1

(1) Excluding balconies and terraces.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(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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