



DIRECTIONS

From our Chepstow office proceed up Moor Street, turning right on the A48, continue along this road without deviation to the roundabout taking the third exit and continuing on the A48 to the next roundabout, taking the first exit heading towards Caldicot and Portskewett. Proceed along this road to the next roundabout, head straight over, continue along the Caldicot bypass turning right onto Mill Lane. Continue along Mill Lane taking the left hand turn into Nightingale Close, where following the numbering you will find the property on your left.

SERVICES

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

TENURE - FREEHOLD

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		59	81
		EU Directive 2002/91/EC	



**9 NIGHTINGALE CLOSE, CALDICOT,
MONMOUTHSHIRE, NP26 5ES**

4 **2** **2** **D**

£329,950

Sales: 01291 629292
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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. 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.

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 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.

Offered to the market with the benefit of no onward chain this detached, extended bungalow occupies a pleasant position on a quiet no through road, within level walking distance to local primary and secondary schooling as well as the many amenities offered in Caldicot town centre. The property benefits fantastic deceptively spacious and versatile living accommodation and briefly comprises: entrance porch leading through to a well-proportioned lounge, inner hall, dining room, fully fitted modern kitchen, two double bedrooms (principal with en-suite shower room), a single bedroom along with fourth bedroom/study and family bathroom. The property further benefits a private block paved driveway, low-maintenance gardens to both the front and rear as well as uPVC double glazing throughout and recently installed gas combi-boiler. The property would no doubt suit a variety of markets to include professional couples, families or indeed the retired market seeking low-maintenance and a quiet town centre location.

ENTRANCE HALL

uPVC entrance door with side window panel leads through to the entrance hall with a fitted cupboard.

LOUNGE

6.02m x 3.76m (19'9" x 12'4")

A sizeable lounge with Bay window to front elevation and window to side. Feature fireplace with marble surround.

DINING ROOM

3.17m x 2.14m (10'4" x 7'0")

Second reception space with window to side elevation. Open doorway leads through to: -

KITCHEN

3.17m x 2.89m (10'4" x 9'5")

Appointed with a matching range of base and eye level storage units with ample work surfacing over and tiled splashbacks. Four ring gas hob with concealed extractor over and eye level double oven. One bowl and drainer stainless steel sink unit with mixer tap. Integrated slimline dishwasher and space for undercounter fridge. Built-in storage cupboard housing recently installed glow worm gas combi boiler. Tiled floor. Window to front elevation and door leading out to the side of the property.

PRINCIPAL BEDROOM

4.40m x 3.64m (14'5" x 11'11")

A well-proportioned double bedroom with a range of bedroom furniture. Window to rear garden.

EN-SUITE SHOWER ROOM

Comprising a three-piece suite to include large walk-in shower cubicle with electric shower unit, wash hand basin inset to vanity unit with mixer tap and low-level WC. Space and plumbing for washing machine. Fully tiled walls.

BEDROOM 2

3.95m x 3.76 (12'11" x 12'4")

A well-proportioned double bedroom with window to rear elevation. Freestanding wardrobe.

BEDROOM 3

3.12m x 2.35m (10'2" x 7'8")

A good size single bedroom with window to front elevation.

BEDROOM 4/STUDY

2.04m x 1.99m (6'8" x 6'6")

A single bedroom which could be utilised as a study. Fitted desk. Window to rear elevation.

FAMILY BATHROOM

Appointed with a three piece suite to include low-level WC, wash hand basin inset to vanity storage unit, panelled bath with mixer taps and mains fed shower attachment. Fully tiled walls and tiled floor. Frosted window to side elevation.

STORE ROOM

Providing a useful storage space.

GARDENS

To the front is a private block paved driveway providing off-street parking for one vehicle. There is also a low-maintenance area laid to lawn bordered by a range of mature plants, shrubs and stones. A low-level brick wall to the front boundary, hedgerow to one side and low-level picket fencing to the other. Block paved pathway leads to the front entrance as well as a pedestrian gate leading to the side of the property. The rear garden comprises a good size low-maintenance garden laid to stones, offering a perfect blank canvas for the garden enthusiast. There is a useful wooden shed for storage and a separate lockable unit for additional storage needs. The rear garden is fully enclosed and offers an ideal private spot to relax and entertain friends and family.

SERVICES

All mains services are connected, to include mains gas central heating.

