



Kingfisher Close, Caldicot

3 Bedrooms
1 Bathrooms
1 Receptions

£295,000

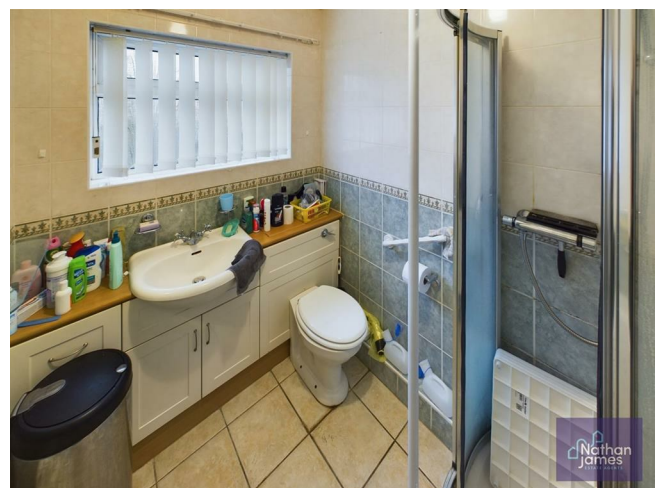


Your Next Chapter!

Delighted to welcome you to Kingfisher Close, Caldicot. A generous sized bungalow in the convenient position close the Caldicot town centre, Doctors and amenities.

Caldicot is known for its friendly community and excellent local amenities, making it a desirable location for those looking to settle down. The surrounding area boasts beautiful parks and scenic walks, perfect for enjoying the great outdoors. This lovely cosy home comprises of a lounge, kitchen, shower room, two bedrooms and an office or third bedroom. Also boasting from a garage, driveway parking and enclosed garden.

This property presents a wonderful opportunity for anyone seeking a comfortable and practical home in a lovely neighbourhood. Whether you are a first-time buyer or looking to downsize, this bungalow is sure to meet your needs. Don't miss the chance to make this property your home!



Entrance
3'11x5'0

Lounge
22'8x12'2

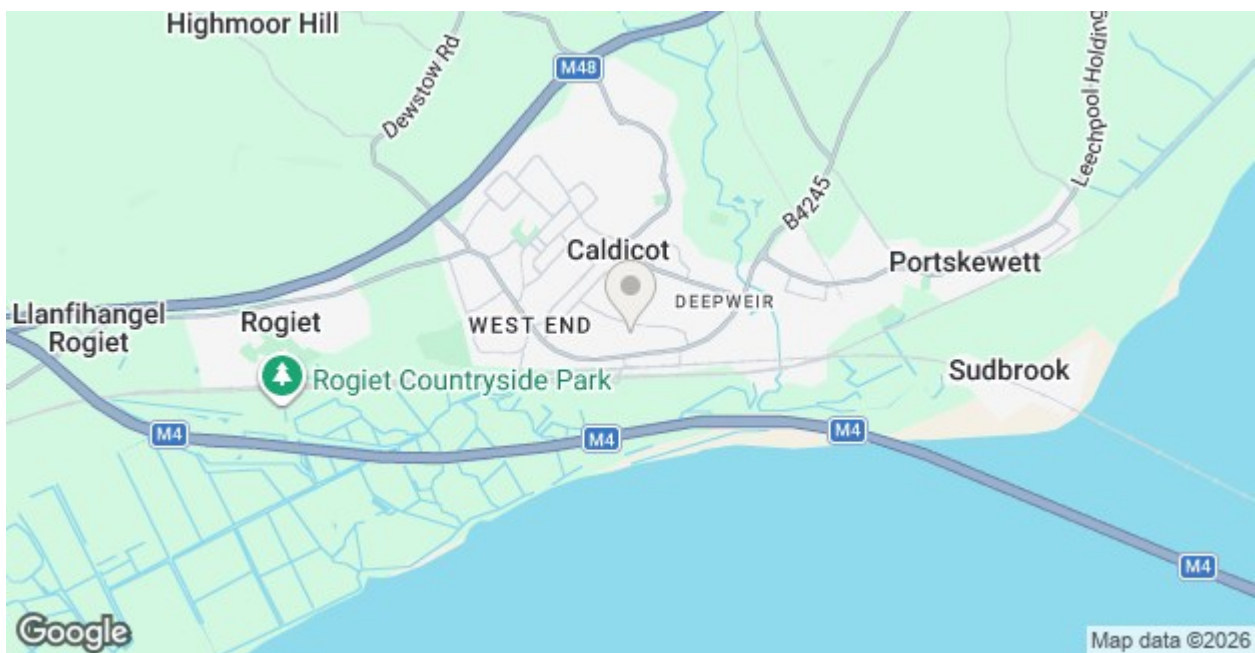
Kitchen
9'4x10'3

Bathroom
5'5x7'0

Bedroom One
12'9x12'2

Bedroom Two
9'10x10'5

office
7x10'4





Approximate total area[®]
754.36 ft²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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