



CALDICOT

Guide price **£285,000**



3 THE RETREAT

Caldicot, Monmouthshire NP26 5BG



Superb end link property with south facing rear garden, parking and garage. Close to amenities and M4 commuting.

A spacious and well-presented three-bedroom end-link property, conveniently located close to local amenities and offering excellent access for M4 commuting. The property benefits from a sunny south-facing low maintenance garden, two parking spaces, and a garage.

Located on the outskirts of Caldicot Town, this delightful end link property is within proximity to local amenities and both primary and comprehensive schooling. The property offers comfort and convenience, with Caldicot Castle and Country Park being within just a short distance from the property, as is the local train station and M4 access.



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KEY FEATURES

- Well presented end link property
- Sizeable reception room
- Kitchen with dining area
- Enclosed low maintenance garden
- Off road parking and garage
- Located close to local amenities



STEP INSIDE



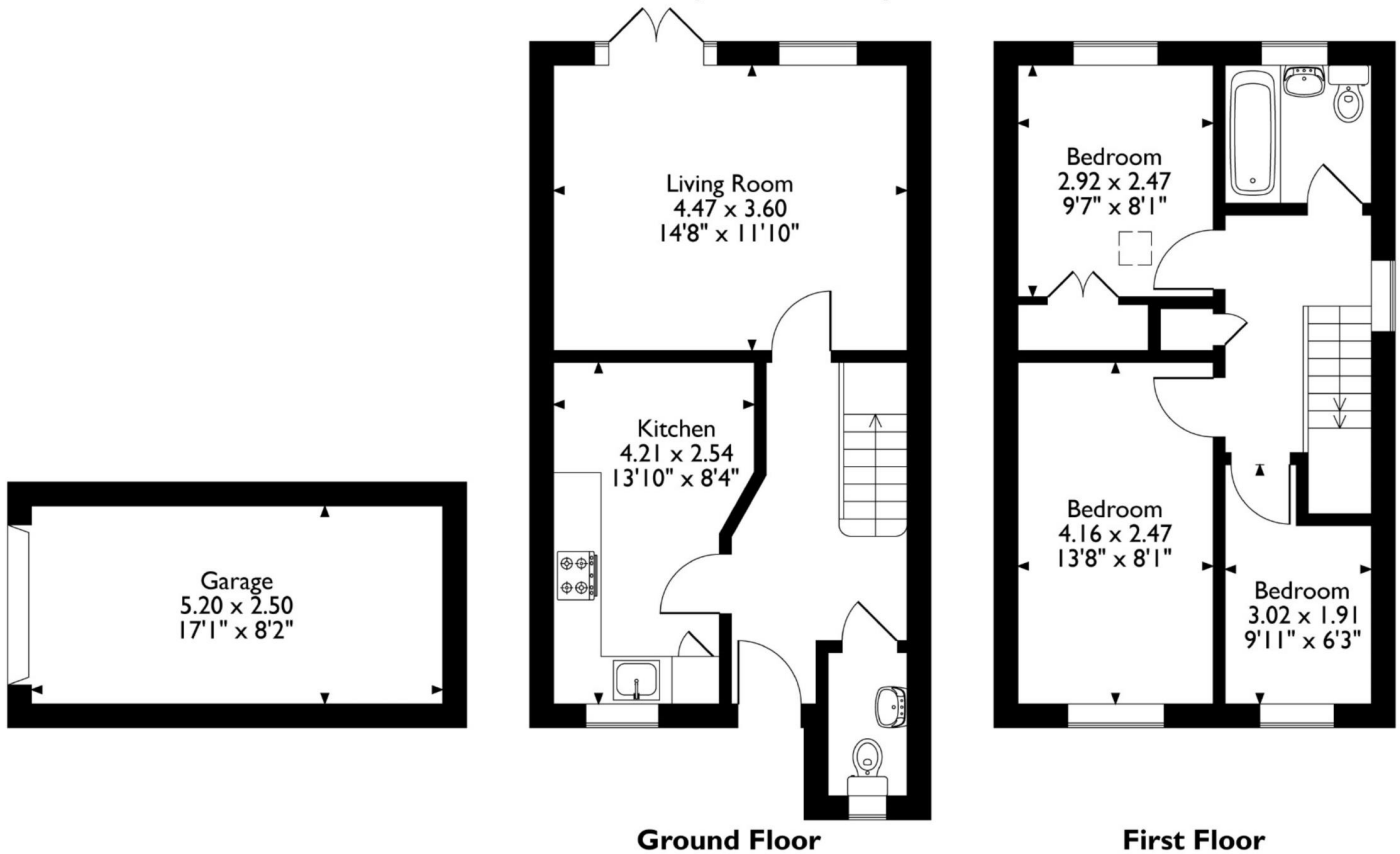
Beautifully presented throughout, this home offers a spacious reception hall complete with cloakroom fitted with a modern two-piece suite.

Attractive flooring flows seamlessly through the hallway, cloakroom, and living room, creating a stylish and cohesive feel.

The kitchen is thoughtfully designed with a range of high-gloss base and wall units complemented by attractive wooden work surfaces, while also providing dedicated space for family dining.

To the rear, the generously proportioned reception room enjoys a pleasant outlook over the garden and features French doors opening directly onto the outdoor space, ideal for entertaining and everyday living.

3, The Retreat, Caldicot, Monmouthshire
Approximate Gross Internal Area
Main House = 73 Sq M/786 Sq Ft
Garage = 13 Sq M/140 Sq Ft
Total = 86 Sq M/926 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

To the first floor are two well-sized double bedrooms, with bedroom two enjoying views towards the garden and woodland beyond, together with a built-in double wardrobe and loft access. Bedroom three offers versatile accommodation, equally suited as a single bedroom or home office for those working remotely.

The family bathroom is fitted with a three-piece suite, with a frosted rear-facing window allowing for plenty of natural light.

STEP OUTSIDE



The property benefits from two off-road parking spaces, and a single garage located adjacent to the property. Both the front and rear gardens have been designed for low maintenance, with the front elevation having a stone chipped feature and the rear garden enjoying a desirable southerly aspect. This garden is well enclosed by fencing, and features a decked seating area together with a paved sun terrace accessed from French doors of the living room, and faux grass. Beyond the fenced boundary is an additional area currently utilised by the property, although this does not form part of the official title boundary.

AGENT'S NOTE:

We are advised that the access road serving The Retreat is jointly maintained by the owners of all nine properties, with contributions made as and when repairs are required.

INFORMATION

Postcode: NP26 5BG
Tenure: Freehold
Tax Band: C
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

What3words: missions.essays.destiny



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	81
(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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