



**Nathan
James**
ESTATE AGENTS

Laburnum Terrace, Caldicot

3 Bedrooms
1 Bathrooms
2 Receptions

£275,000

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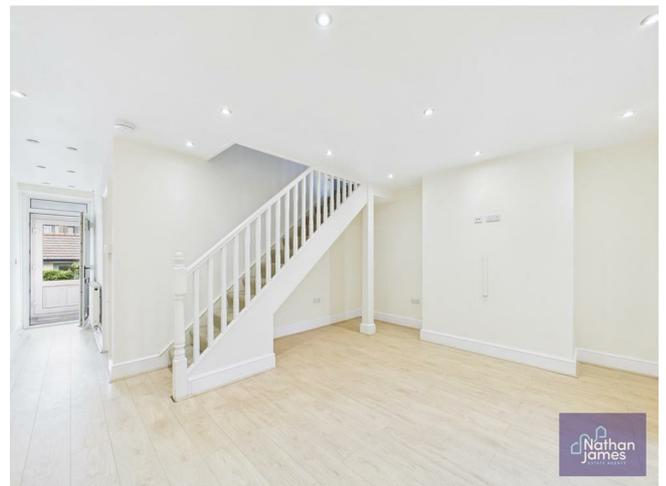
Welcome to this charming terraced house located on Laburnum Terrace in the sought-after area of Portskewett. This delightful property offers a perfect blend of period features and modern convenience, making it an ideal home for families or those seeking a tranquil retreat.

Spanning approximately 837 square feet, the house boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The cosy atmosphere of the period property is enhanced by its thoughtful layout, ensuring a warm and welcoming environment throughout.

The ground floor features a convenient shower room, adding to the practicality of the home. With three well-proportioned bedrooms, there is plenty of room for family members or guests, allowing for comfortable living.

Outside, the property benefits from a brick block driveway, providing parking for two vehicles, a valuable asset in this desirable location. The surrounding area of Portskewett is known for its community spirit and accessibility to local amenities, making it an excellent choice for those looking to settle in a friendly neighbourhood.

This terraced house is not just a home; it is a lifestyle choice in a picturesque setting. Do not miss the opportunity to make this lovely property your own.



Entrance
2'11 x 4'6

Hallway
10'3 x 2'11

Lounge
9'10 x 10'10

Dining Room
12'8 x 15'4

Kitchen
8'3 x 14'4

Family Bathroom
5'2 x 6'2

Separate W/C
2'10 x 4'11

Landing
2'10 x 9'8

Bedroom One
9'10 x 13'7

Bedroom Two
10'10 x 7'3

Bedroom Three
6'11 x 6'9





Floor 0



Floor 1

Approximate total area⁽¹⁾
837 ft²

Reduced headroom
9 ft²

(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.

GIRAFFE360



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