

## DIRECTIONS

From our Chepstow office proceed up Moor Street, turning right on the A48, continue along this road without deviation to the roundabout take the third exit continuing on the A48 to the next roundabout and then take 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 towards the cricket ground, onto Mill Lane, where following the numbering you will find the property on the left hand side.

## TENURE - FREEHOLD

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



**36 MILL LANE, CALDICOT, MONMOUTHSHIRE,  
NP26 5DD**



**£239,950**

Sales: 01291 629292  
E: sales@thinkmoon.co.uk

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Moon and Co. are delighted to offer to the market this well-presented semi-detached bungalow in a sought-after location. The property briefly comprises reception hall providing access to kitchen, living/dining room, two bedrooms and further access to conservatory, as well as family bathroom. Outside the property is set within private front and rear gardens predominantly laid to lawn, with the added benefit of a garage situated within a block around the corner from the property.

Being situated in Caldicot a wide range of local facilities are close at hand and within walking distance to include primary and secondary schools, shops, pubs and restaurants, as well as doctor and dental surgeries. There are good bus, road and rail links with A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all with easy commuting distance.

#### RECEPTION HALL

With frosted double glazed front door. Airing cupboard. Loft access point.

#### KITCHEN

**3.12m x 2.59m maximum overall (10'2" x 8'5" maximum overall)**

Appointed with a matching range of base level storage units with granite effect worktops over and ceramic tiled splash backs. Inset stainless steel one bowl and drainer sink unit with chrome mixer tap. Spaces for cooker, fridge/freezer and washing machine. Vinyl flooring. uPVC double glazed window to front elevation.

#### LIVING/DINING ROOM

**4.88m x 3.25m (16'0" x 10'7")**

A spacious reception room with uPVC double glazed window to front elevation. Feature electric fire place.

#### BEDROOM 1

**4.37m x 3.26m (14'4" x 10'8")**

A sizeable double bedroom with uPVC double glazed window to rear elevation.

#### BEDROOM 2

**3.2m x 2.62m (10'5" x 8'7")**

A small double bedroom with laminate flooring and sliding door leading to -

#### CONSERVATORY

Of a uPVC construction with French doors leading to the rear garden. Laminate flooring.

#### FAMILY BATHROOM

Comprising a three-piece white suite to include low-level WC, pedestal wash hand basin with chrome taps and corner bath with chrome taps and electric shower over. Frosted uPVC double glazed window to side elevation. Part-tiled walls and tiled flooring.

#### GARDENS

To the front the property is approached via gated access to pathway leading to front entrance door and with predominantly lawned garden. To the rear the garden offers a paved seating area leading to lawned garden and an area laid to gravel, with a further paved seating area at the rear of the garden.

#### GARAGE

The garage is the central garage within a block, situated around the corner from the property.

#### SERVICES

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

