

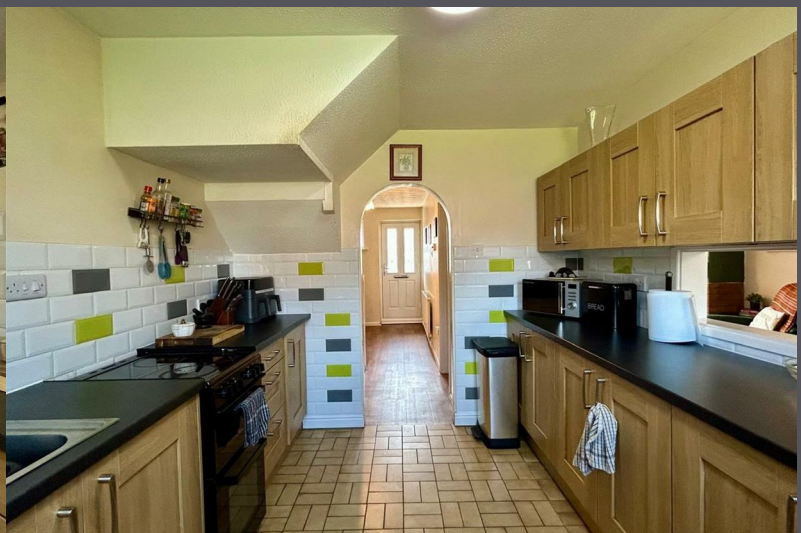
H & H

HOUSE & HOME
PROPERTY AGENTS



77 Newport Road
, Caldicot, NP26 4BR

£295,000



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Description

Well presented throughout, this spacious three-bedroom link semi-detached home offers stylish, modern living in a highly convenient and sought-after residential location, making it an ideal choice for families, first-time buyers and those looking to upsize.

The accommodation is thoughtfully arranged over two floors. Upon entering, you are welcomed by a generous reception hall leading to a contemporary fitted kitchen, a bright and comfortable living room, and a separate dining room, providing the perfect space for both everyday living and entertaining.

Upstairs, the property offers three well-proportioned bedrooms together with a spacious modern family bathroom, which was tastefully replaced in 2023.

Externally, the home continues to impress with well-maintained front and rear gardens, driveway parking and a garage complete with a remote-controlled electric door, providing both convenience and additional storage.

Situated within a popular residential area of Caldicot, the property enjoys excellent access to a wide range of local amenities, including primary and comprehensive schools, supermarkets, independent shops and leisure facilities. The historic Caldicot Castle and its beautiful parkland are just a short distance away, offering wonderful outdoor space to enjoy. The nearby market town of Chepstow provides an even wider selection of shops, restaurants and amenities, while excellent transport links, including bus and rail services together with the A48, M48 and M4 motorway networks, make commuting to Newport, Cardiff and Bristol straightforward.

Porch

Open porch with outside sensor lighting leading to UPVC door to reception hall.

Reception Hall

14'8" x 5'10" max (4.479 x 1.800 max)

UPVC double glazed and panelled door into reception hall. Under stairs storage cupboard. Panelled radiator. Opaque uPVC double glazed window to front elevation. Stairs to first floor landing. Door to living room. Open to Kitchen.

Kitchen

10'11" x 9'0" (3.344 x 2.754)

Fitted with a matching range of base and eye level storage units, all with granite effect work surfaces and tiled splash backs. Single drainer stainless steel sink and mixer tap set into work surface with tiled splash back. Space for cooker. Space for under counter fridge. Plumbing and space for automatic washing machine. Serving hatch to dining room. Tile effect flooring. Wall mounted mains gas boiler. UPVC double glazed window to rear elevation. UPVC opaque double glazed and panelled door to rear elevation.

Living Room

14'7" x 12'2" (4.470 x 3.717)

Coving. Feature fireplace with warm air electric heater inset. Panelled radiator. UPVC double glazed window to front elevation. Open to dining room.

Dining Room

10'11" x 9'0" (3.347 x 2.760)

Coving. Serving hatch to kitchen. Panelled radiator. UPVC double glazed window to rear elevation.

First Floor Stairs and Landing

Access to loft inspection point. Cupboard housing hot water cylinder and shelving. Doors off.

Bedroom One

12'7" x 11'0" (3.857 x 3.361)

Panelled radiator. UPVC double glazed window to front elevation.

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Bedroom Two

11'3" x 10'2" (3.433 x 3.107)

Range of fitted wardrobes. Panelled radiator. UPVC double glazed window to rear elevation.

Bedroom Three

9'8" x 7'1"

Panelled radiator. UPVC double glazed window to front elevation.

Bathroom

8'0" x 6'8"

Inset spotlighting to plan ceiling. Installed in 2023 with a modern white to suite comprising low level W.C. with concealed cistern and dual push button flush. Wash hand basin and chrome mixer tap set over vanity storage unit. Shower bath with chrome mixer tap, electric shower and glazed screen over. Chrome towel radiator. Part tiling to walls. Good quality wood effect flooring. Opaque UPVC double glazed window to rear elevation.

Outside

Garage and Parking

Single car garage with remote controlled electric roller door. Power points and lighting. Personal door to rear garden. Parking to front. Space to create extra parking should this be needed.

Garden

To the front elevation, level well maintained lawn with stocked borders and natural stone wall to front. To the rear, enclosed garden with full width sun terrace. Steps up to level well maintained lawn and well stocked beds and borders. Outside tap. Personal door to garage. Fence to boundary.

Material Information

Tenure - Freehold

Council Tax Band - D

Mains gas. Mains electricity. Mains water. Mains drainage.

We are informed the property is standard construction.

Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.org.uk/>

Anti Money Laundering

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners and they charge a non refundable fee of £27 plus VAT per person for this service.



Road Map



Hybrid Map



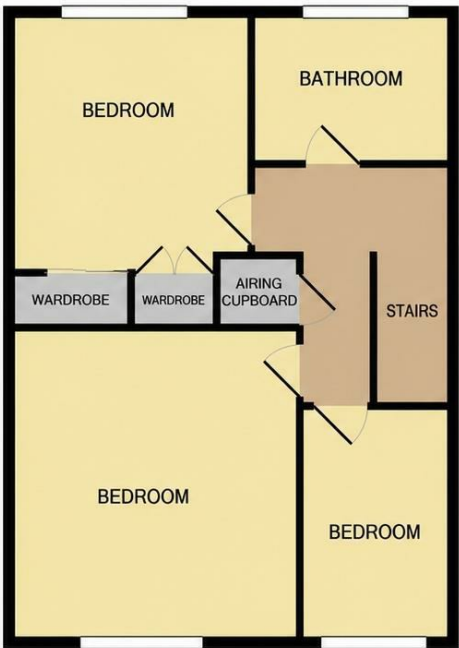
Terrain Map



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 630 SQ.FT.
(58.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 473 SQ.FT.
(44.0 SQ.M.)

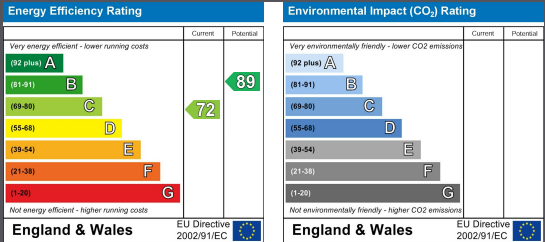
TOTAL APPROX. FLOOR AREA 1104 SQ.FT. (102.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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