



Park Road, Caldicot

3 Bedrooms
1 Bathrooms
2 Receptions

£265,000

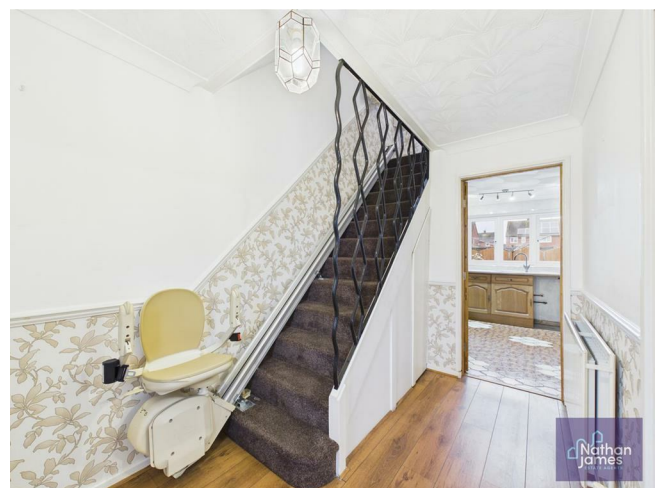
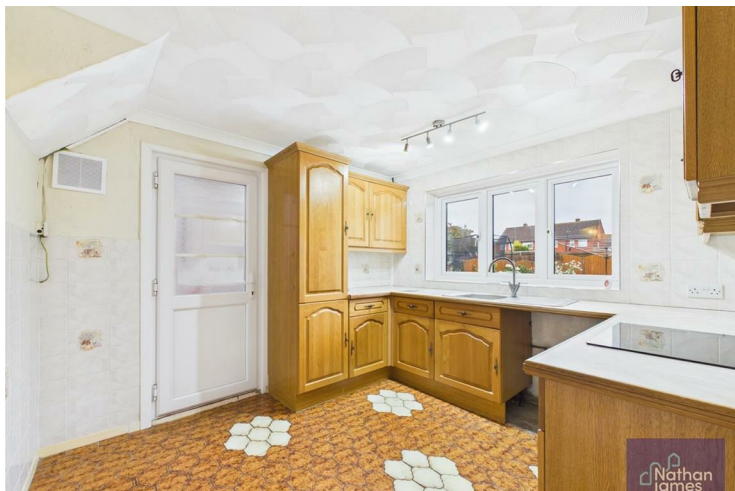
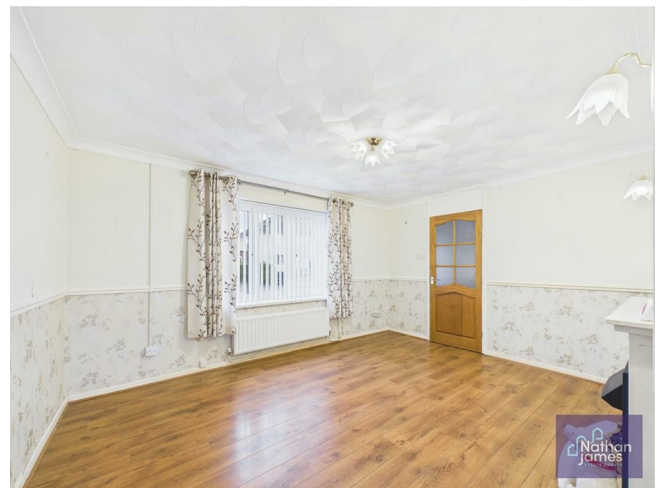


Located in the desirable Park Road, Caldicot, this charming three-bedroom semi-detached house is an ideal family home. Spanning an impressive 968 square feet, the property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The well-appointed kitchen seamlessly connects to the dining room and lounge, creating a warm and inviting atmosphere for family gatherings.

The property features a generous rear garden, perfect for children to play or for hosting summer barbecues. Additionally, an out-building with a convenient w/c and storage space enhances the functionality of the home, offering extra room for hobbies or outdoor equipment.

Parking is a breeze with space for up to three vehicles on the driveway, ensuring that you and your guests will never be short of parking options.

Situated in a popular location, this home is perfect for commuters, with easy access to the M4 corridor and nearby train lines, making travel to surrounding areas straightforward. This property truly represents a wonderful opportunity for families seeking a comfortable and convenient lifestyle in Caldicot. Don't miss your chance to make this delightful house your new home.



Entrance Hallway
10'5 x 6'6

Lounge
10'6 x 13'10

Kitchen
10'1 x 9'11

Dining Room
10'6 x 10'7

Inner Hallway
22'3 x 3'9

W/C
4'6 x 2'6

Storage
6'11 x 5'5

Landing
10'6x 13'10

Bedroom 1
8'8 x 13'0

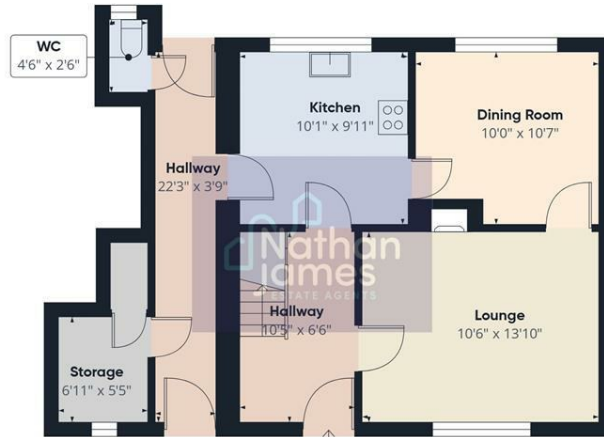
Bedroom 2
9'10 x 10'10

Bedroom 3
7'1 x 9'8

Bathroom
5'9 x 7'5



Council Tax Band D



Approximate total area[®]
968 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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