



**Nathan
James**
ESTATE AGENTS

Kensington Park, Magor

3 Bedrooms
1 Bathrooms
1 Receptions

£284,950

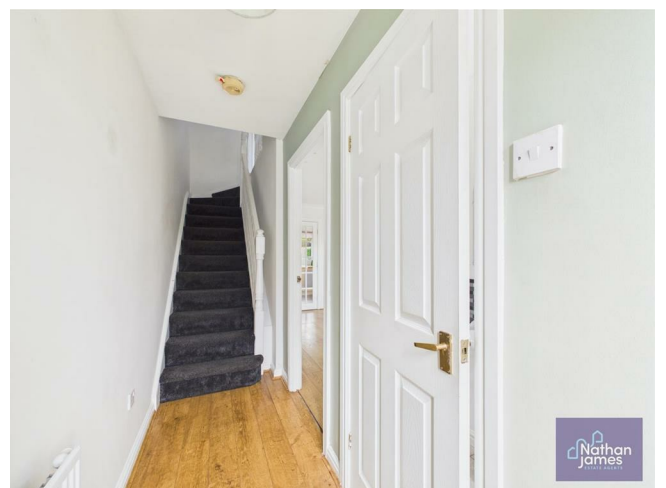
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Offered to the market with No Onward Chain, located in Kensington Park, Magor this three-bedroom house offers a perfect blend of comfort and modern living. Built in 2000, the property spans an inviting 770 square feet, providing ample space for families or those seeking a peaceful retreat.

Upon entering, you are welcomed into a bright and airy reception room, ideal for relaxation or entertaining guests. The kitchen/diner is designed for practicality, with access out to the private garden. The three bedrooms offer a tranquil space for rest and rejuvenation. The bathroom is conveniently located, ensuring ease of access for all. The property benefits from driveway parking to the front.

The property is situated in a friendly neighbourhood, with local amenities and beautiful green spaces nearby, making it an excellent choice for families or individuals alike. With its modern features and thoughtful layout, this house is not just a place to live, but a place to call home.

This property in Kensington Park presents a wonderful opportunity to enjoy a comfortable lifestyle in a desirable location. Do not miss the chance to make this lovely house your own.



Living Room
11'4x15'6

Kitchen/ diner
14'8x8'8

Hallway
3'5x9'8

WC
2'8x5'11

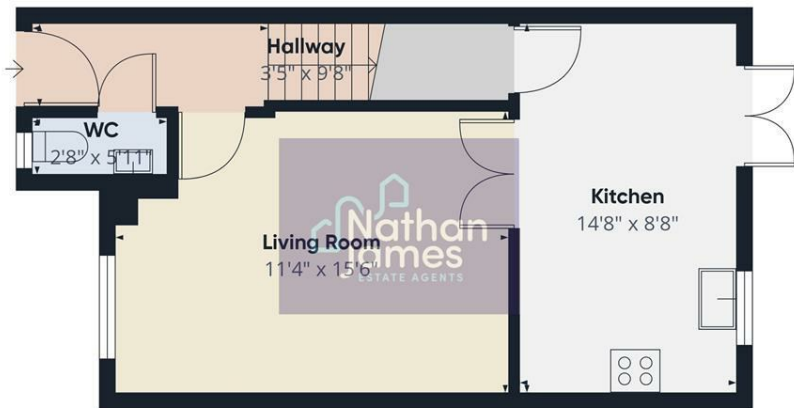
Bedroom
8x14'7

Bedroom
8'1x9'9

Bedroom
6'5x8'9

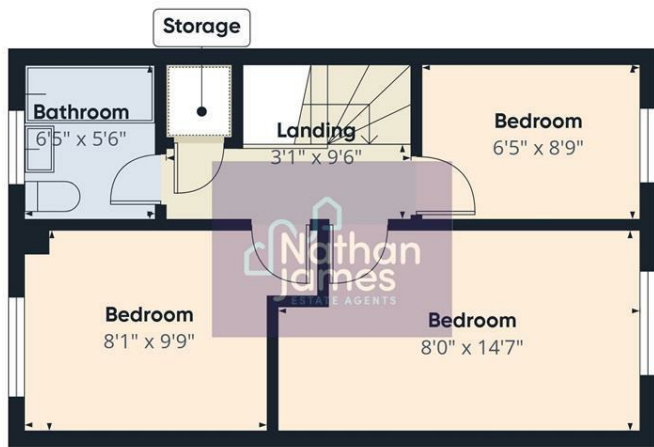
Bathroom
6'5x5'6





Floor 0

Approximate total area¹⁾
699 ft²



Floor 1

(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	71	77
(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	



8 Newport Road
Caldicot
Monmouthshire
NP26 4HX
01291 421600

nj@nathanjamesestateagents.co.uk
nathanjamesestateagents.com