



CALDICOT

Guide price **£350,000**



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To book a viewing call 01291 626262

83 CHURCH ROAD

Monmouthshire NP26 4HT



Three double bedrooms
Located close to Caldicot Castle & Country Park
Off road parking

This charming semi-detached cottage located on Church Road in Caldicot is a perfect blend of historic allure and modern convenience. Nestled in proximity to the beautiful grounds of Caldicot Castle and Country Park, this residence offers a peaceful retreat amidst natural beauty.

Families will appreciate the convenience of being within walking distance to both primary and secondary schools and for those wishing to commute access to the M4 network is close by.



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KEY FEATURES

- Charming semi-detached property
- Spacious reception room with log burning stove
- Sizeable kitchen with breakfast area
- Conveniently located for schooling and commuting
- Bathroom with four piece suite
- Viewing highly recommended



STEP INSIDE



The centrepiece of this home is the sizeable reception room, with a superb wooden fire surround that offers character and houses a wood-burning stove, ideal for cosy evenings.

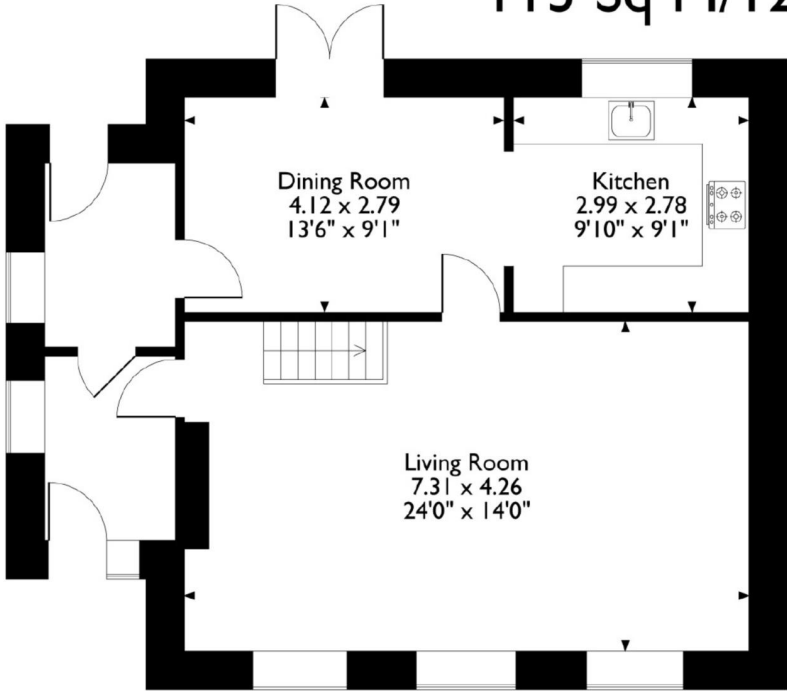
This charming reception space has front facing windows and ample room for a dining table if required.

The interior layout includes both front and rear lobbies, providing flexibility and a seamless flow throughout, with the property being entered by a canopied open porch to the front elevation.

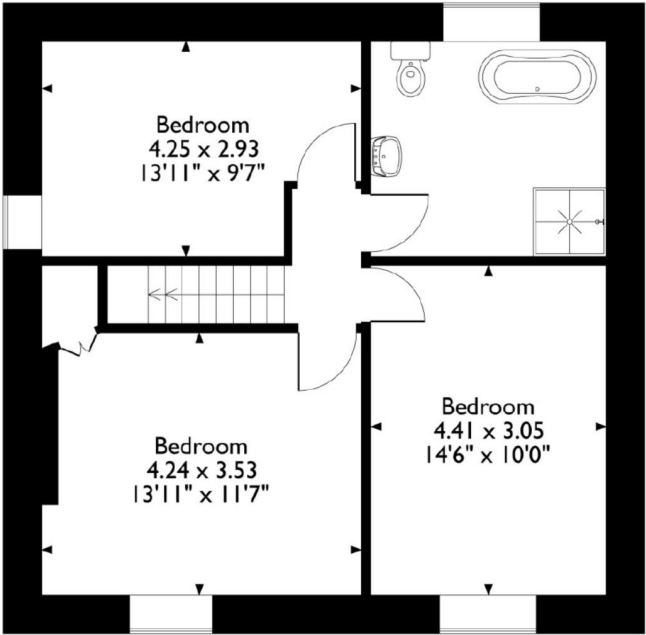
The kitchen offers a welcoming space with the option for informal dining by way of a breakfast area, rear facing windows enjoy a delightful garden aspect.

Approximate Gross Internal Area

113 Sq M/1216 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

This character cottage boasts three generously sized double bedrooms, each capable of comfortably accommodating a double bed, ensuring ample space for a growing family or visiting guests.

The first floor also hosts a stunning family bathroom featuring a free-standing claw-footed bath and a separate shower cubicle with a rain shower, the bathroom is spacious and offers additional character to the property.

STEP OUTSIDE



Stepping outside, off-road parking is available for two vehicles to the rear elevation, ensuring convenience for busy lifestyles, the rear being accessed via a shared driveway.

Additionally, the front and rear gardens both feature lawned areas bounded by well stocked and established shrubs and flowers along with paved seating areas to take full advantage of the sunny aspect to the rear elevation.

AGENTS NOTE: We are advised that there will be certain items available by separate negotiation.

INFORMATION

Postcode: NP26 4HT
Tenure: Freehold
Tax Band: E
Heating: Gas
Drainage: Mains
EPC: TBC





DIRECTIONS

From Chepstow proceed straight over at the High Beech Roundabout signposted Caerwent/Newport (A48). Continue down the hill and pass St Pierre Country Club on the left-hand side. Continue up the hill, and at the next roundabout turn left in the direction of Caldicot. Continue along without road without deviation for a few miles and carry straight on (2nd exit) at the Mitel roundabout. A short distance along this road turn right on to Chepstow Road. Follow this road, passing Asda on the left-hand side and taking the next right turn in to Church Road. Continue along this road (passing The Castle Inn on the right-hand side). At the roundabout turn left into Taff Road. Continue up this road taking a right turn numbered 50-88 Taff Road, when in this street turn right where the rear of the property (and parking) is located at the bottom.



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