



CALDICOT

Guide price **£280,000**



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59 FIRS ROAD

Caldicot, Monmouthshire NP26 4DR



No upper chain
Enclosed rear gardens
Conservatory

Located on the outskirts of Caldicot town centre the property is close to local amenities, along with both primary and senior schooling, all of which are within walking distance, as are the beautiful grounds of Caldicot Castle and Country Park.

Another local place of interest is the Sudbrook cricket ground, the friendly atmosphere of the club house within the grounds is popular with locals. M4 access can be found at both Magor and in the neighbouring town of Chepstow, and there is a train station locally, with the main line at Severn Tunnel Junction a few miles away in Rogiet.

The property itself provides a spacious 3-bedroom older styler semi-detached house, with dedicated off-road parking to the front elevation. The property benefits from a refitted kitchen and bathroom, the kitchen has a dining area.

There is a log fire as a focal point to the living room and an additional room off the kitchen that has potential to provide extra reception space if required.



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KEY FEATURES

- No onward chain
- Three bedroom semi-detached property
- Refitted kitchen & bathroom
- Potential for additional reception space
- Off road parking
- Close to local amenities



STEP INSIDE



The front entrance door leads into the reception hall of this property, with the kitchen and living room branching off the hallway, alongside the turned staircase leading to the first floor.

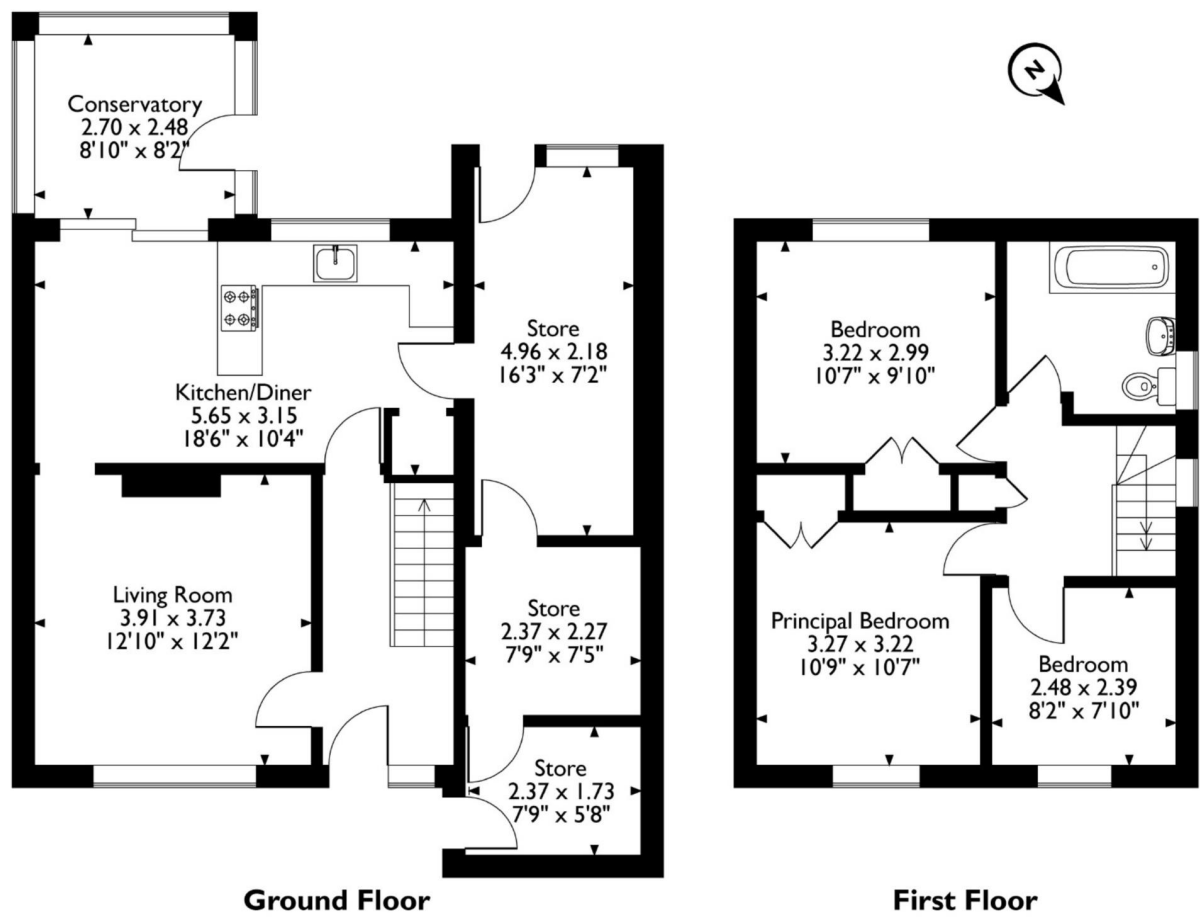
The living room, positioned at the front of the house, offers a cosy retreat with its focal point a charming log-burning stove flanked by side shelving. An archway seamlessly connects the living room to the dining area, which forms an open plan arrangement with the kitchen, facilitating effortless flow for entertaining and everyday living. The dining area boasts ample space for a table.

Beyond the dining area lies a conservatory, offering additional living space. Patio doors provide direct access to the rear garden, allowing for seamless indoor-outdoor living.

Turning attention back to the kitchen, it has been re-fitted to provide a range of units complemented by attractive work surfaces. Integrated appliances include a 5-ring gas hob with a canopied cooker hood above, oven, and dishwasher. A rear-facing window provides an aspect of the rear garden.

Adjacent to the kitchen lies an additional room offering potential as a study for those working from home, a hobby room, or a utility space. This room features plumbing facilities, and offers convenient access to both the rear garden and a useful storage shed, which in turn leads to the external storage space.

Approximate Gross Internal Area 110 Sq M/1184 Sq Ft



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.

Ascending to the first floor the landing has accessibility to the loft and a cupboard discreetly houses the newly installed Worcester gas boiler.

The property consists of three bedrooms. Two of these bedrooms generously accommodate double beds and offer the convenience of double built-in wardrobes, ensuring ample storage space.

Meanwhile, the third bedroom, positioned at the front of the house, will accommodate a single bed.

The renovated bathroom featuring a white three-piece suite that includes a circular sink and a panelled bath equipped with a shower overhead.

STEP OUTSIDE



This well presented property boasts a dedicated parking space for one car. The frontage is presented with a low-maintenance garden, having a slate chipped feature, while gated access to a practical outer storage area adds functionality to the space.

The rear garden has a desirable south westerly aspect to ensure that the garden enjoys ample sunlight throughout the day. Enclosed by sturdy fencing and an appealing stone wall, the garden features a blend of decked and lawned areas, providing versatile spaces for outdoor activities and al fresco dining, there is also a paved seating area, while planted borders add colour and greenery to the surroundings. Completing the outdoor amenities is an outside water tap. Notably, the property benefits from not being overlooked to the rear.

AGENTS NOTE: The property is of non-standard construction, but with enquires made by the vendor there is no re-build certificate needed. There are also solar panels to the roof and we are advised that these are owned.

INFORMATION

Postcode: NP26 4DR

Tenure: Freehold

Tax Band: C

Heating: Gas

Drainage: Mains

EPC: C





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. Proceed 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 next roundabout (Mitel). A short distance along this road turn right on to Chepstow Road and continue passing Asda on the left-hand side and continuing straight over at the mini roundabout into Sandy Lane. Take the last left turn into Herbert Road which leads directly onto Firs Road and the property is straight ahead.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	72	76
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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