



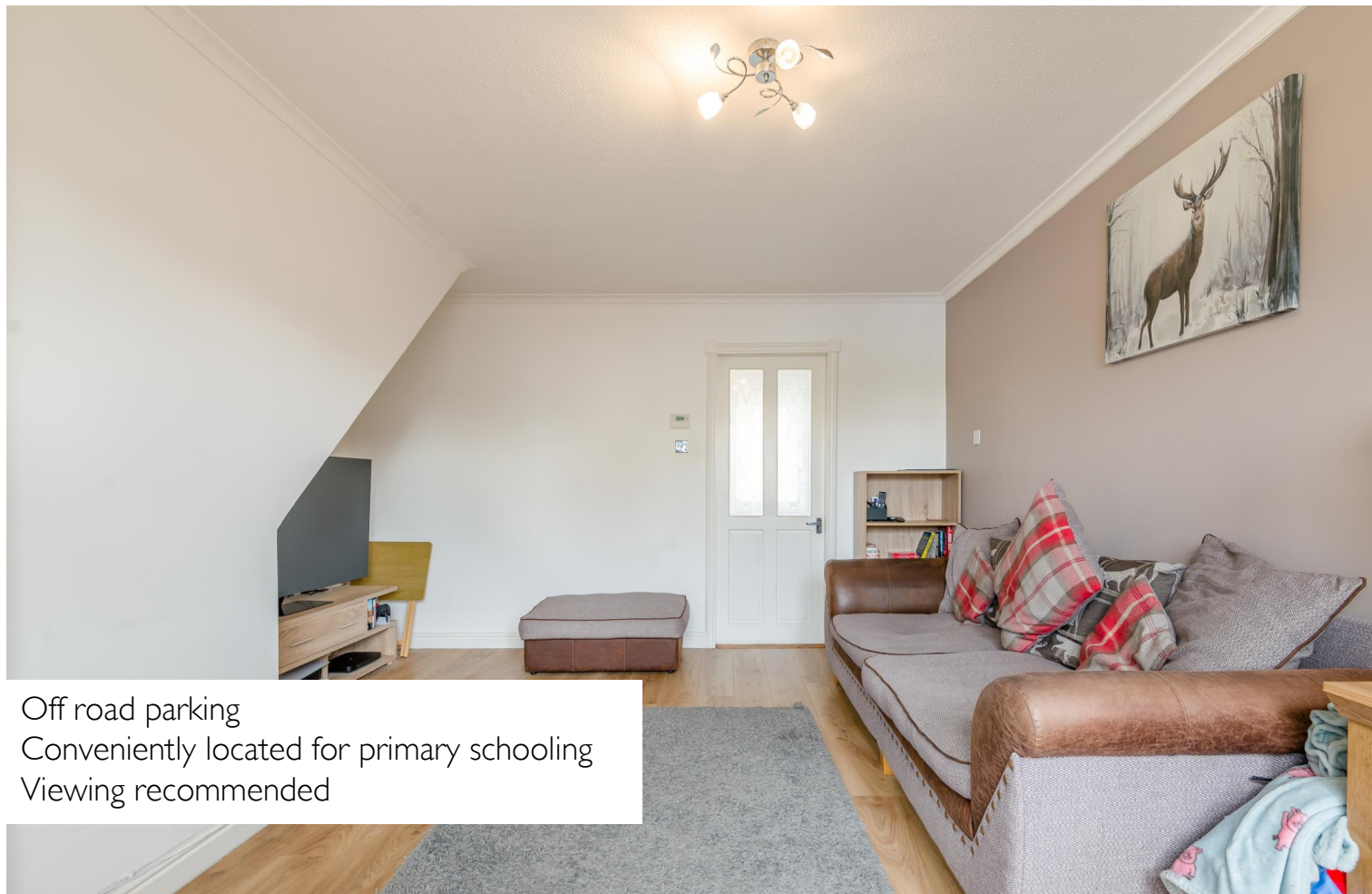
CALDICOT

Guide price **£235,000**



26 STAFFORD ROAD

Caldicot, Monmouthshire NP26 5DE



Off road parking
 Conveniently located for primary schooling
 Viewing recommended

This 2-bedroom mid link property is located within a sought-after development on the outskirts of Caldicot. Located close to Caldicot town centre the property is within walking distance of local amenities, along with both primary and senior schooling and the beautiful grounds of Caldicot Castle and Country Park.

A short distance from the property is also the local 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.

Upon entering through the front entrance door, you step into the reception area, which boasts stairs leading to the first floor and a doorway opening into the living room. This generously sized reception space features a front-facing window, laminate flooring, and ample room for furniture arrangement.

Adjacent to the living room is the kitchen, which offers a pleasant garden view from its rear-facing position. Equipped with a selection of base and wall high gloss units, the kitchen also includes, a wall-mounted gas boiler, and provisions for an oven (with gas connection), space for a fridge freezer, and plumbing for a washing machine.

A convenient breakfast bar adds functionality, while a door provides direct access to the rear garden.

Ascending to the first floor, the landing provides passage to both bedrooms and a well-appointed bathroom, as well as a handy shelved cupboard for storage.

The main bedroom, situated at the front of the property, is a spacious double room featuring a practical wardrobe recess. The second bedroom, located at the rear, offers ample space as a good-sized single room with a garden outlook, and it includes a built-in wardrobe for added convenience.

Completing the first-floor layout, the bathroom is fitted with a modern three-piece suite in white, comprising a panelled bath with a shower over, a pedestal wash hand basin, and a low-level WC. A rear-facing frosted window ensures privacy and natural light, the bathroom is partly tiled.

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KEY FEATURES

- Mid link property
- Two bedrooms
- Enclosed rear gardens
- Good sized reception room
- Bath with shower over
- Close to local amenities

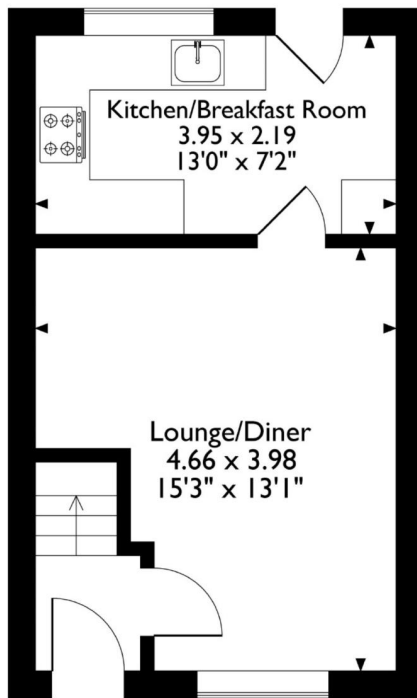


The front garden presents a lawned area, complemented by off-road parking for up to two vehicles situated within the small car park directly in front of the property.

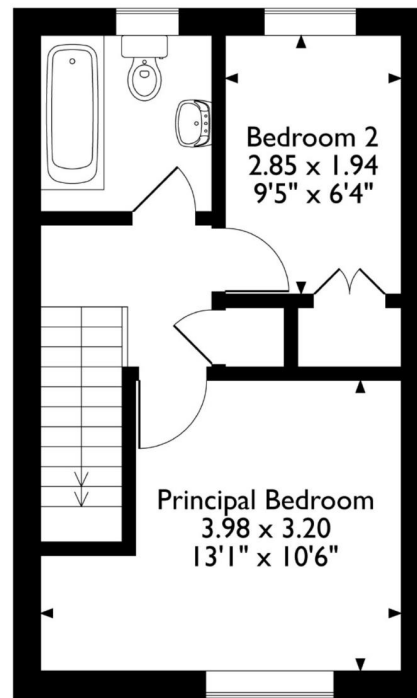
Meanwhile, the rear gardens are enclosed by fencing, featuring a paved sun terrace and a further lawned area. Additionally, for added convenience, there is a practical rear access gate to the rear garden.



Approximate Gross Internal Area 56 Sq M/602 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.

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). Continue along this road and after passing the school grounds on the right-hand side turn right into Alianore Road, and left into Stafford Road, the property is located at the end of this road on the right-hand side.



INFORMATION

Postcode: NP26 5DE
Tenure: Freehold
Tax Band: C
Heating: Gas
Drainage: Mains
EPC: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		91
(81-91)	B		
(69-80)	C	76	
(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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