



CALDICOT

Guide price £240,000



**A** ARCHER & CO

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# 17 LINNET ROAD

Caldicot, Monmouthshire NP26 5DJ



No onward chain  
Popular location close to local amenities  
Off road parking for up to 3 cars

This well presented 2-bedroom semi-detached property is nestled within a sought-after development, located in a popular location close to the local amenities of Caldicot, the property is being sold with the full benefit of no onward chain.

Beyond your doorstep, the stunning grounds of Caldicot Castle & Country Park offer an opportunity for leisurely walks and picnics, the property also has close proximity to both primary and comprehensive schooling. The small town of Caldicot and its amenities are only a short stroll away, here you will find a selection of shops, supermarkets and restaurants, a doctor's surgery, pharmacy and dentist, along with a leisure centre.

For those wishing to commute 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.





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### KEY FEATURES

- Semi-detached bungalow
- Two bedrooms
- Well-proportioned living room
- Close proximity to Doctors, schools & shops
- Conservatory
- No onward chain



# STEP INSIDE



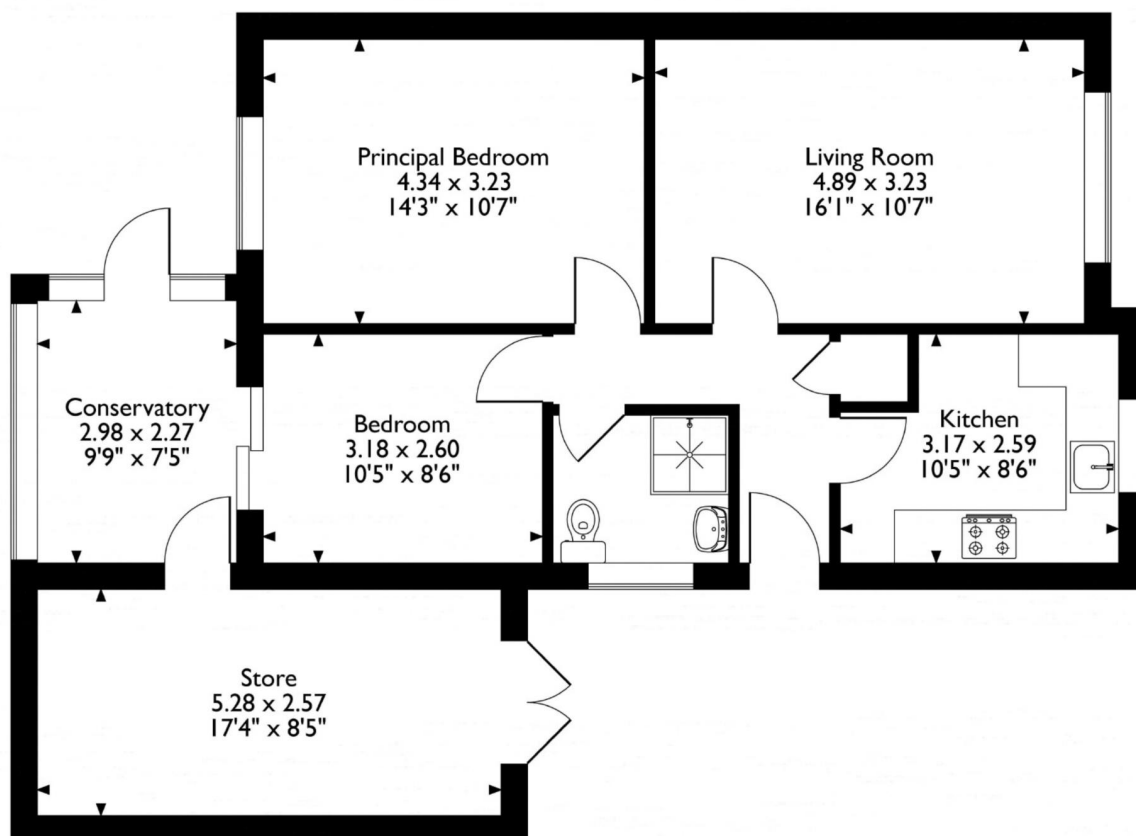
The front entrance door opens into an L-shaped reception hall, from which all rooms, except the conservatory, can be accessed. In the hallway you can find the loft access as well as a useful storage cupboard that houses the central heating boiler. The hallway features laminate flooring.

The kitchen, located at the front of the house, boasts a good range of base and wall units, including a large display cupboard. It is equipped with plumbing for a washing machine and features an integrated hob and oven. The kitchen also has a tiled floor and inset ceiling lighting, creating a bright and functional space for cooking.

The front-facing living room is a spacious reception area with ample room for furniture, complemented by laminate flooring. This sizeable room is perfect for both relaxation and entertaining.

The principal bedroom is a well-proportioned double room at the rear of the house, offering a pleasant garden aspect. Once again, this room provides ample space for furniture.

## Approximate Gross Internal Area 79 Sq M/850 Sq Ft



### Ground 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.

Bedroom two, currently used as a dining room, also faces the rear elevation and can accommodate a double bed if required. Patio doors from this room lead to the conservatory, which offers a lovely view of and access to the rear garden.

The conservatory also has a door providing convenient access to the original garage.

Finally, the shower room has been refitted with a three-piece suite in white, including a shower enclosure equipped with a Mira shower.

The room features a tiled floor and a side-facing frosted window, which allows natural light to filter in.



# STEP OUTSIDE



The property is accessed via a driveway that offers off-road parking for up to three cars. The original garage has been transformed into a spacious storage area, featuring French doors in place of the original garage door. This original garage includes the addition of electric lighting and power, as well as a convenient pedestrian door leading to the conservatory.

The front garden has a well-established range of shrubs and trees, providing a welcoming entrance to the property.

The rear garden, benefiting from a desirable southerly aspect, is enclosed by fencing, ensuring privacy and security. It is thoughtfully planted with a wide selection of shrubs and trees, creating a lush outdoor space. Additionally, there is a small paved sun terrace, perfect for enjoying sunny days and outdoor relaxation.

**AGENTS NOTE:** This sale is in relation to a member of the Archer & Co staff.

## INFORMATION

Postcode: NP26 5DJ

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: C







## DIRECTIONS

At the roundabout at the top of Chepstow, take the 3rd exit and stay on A48 signposted Caerwent. Continue along the A48, passing St Pierre Hotel on the left-hand side and at the next roundabout take the 1st exit. Continue along this road without deviation and carry straight on at the Mitel Roundabout bypassing Caldicot Town Centre. Take the next right turn (after the town centre turn) onto Mill Lane and proceed for a short distance where the entrance to Linnet Road/Curlew Ave can be found on the left-hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		87
B (81-91)		
C (69-80)	70	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

30 High Street, Chepstow, NP16 5LJ  
 01291 626262  
 caldicot@archerandco.com  
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.