



CALDICOT

Guide price **£350,000**



212 NEWPORT ROAD

Caldicot, Monmouthshire NP26 4AE



No onward chain
Large rear gardens with a south westerly aspect
Planning permission to extend

This property, with its blend of period charm and contemporary updates, offers an opportunity to acquire a spacious family home in a sought-after location. Its potential for further development only adds to its appeal. The property is set within a large south west facing rear garden and also benefits from off road parking for up to 4 cars. The property is being offered for sale with the full benefit of no upper chain.

Situated in an excellent location, this home is within walking distance of local amenities and both primary and comprehensive schools. For those commuting, the property is a short drive from Severn Tunnel Train Station and the M4 Motorway, offering easy access to broader destinations.

Opportunities like this don't come around often - We therefore highly recommend scheduling a viewing.



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KEY FEATURES

- Older style semi-detached property
- 3 Double bedrooms
- Charming reception room
- Large refitted kitchen with dining area
- Ground floor shower room & first floor bathroom
- Off road parking for 4 cars



STEP INSIDE



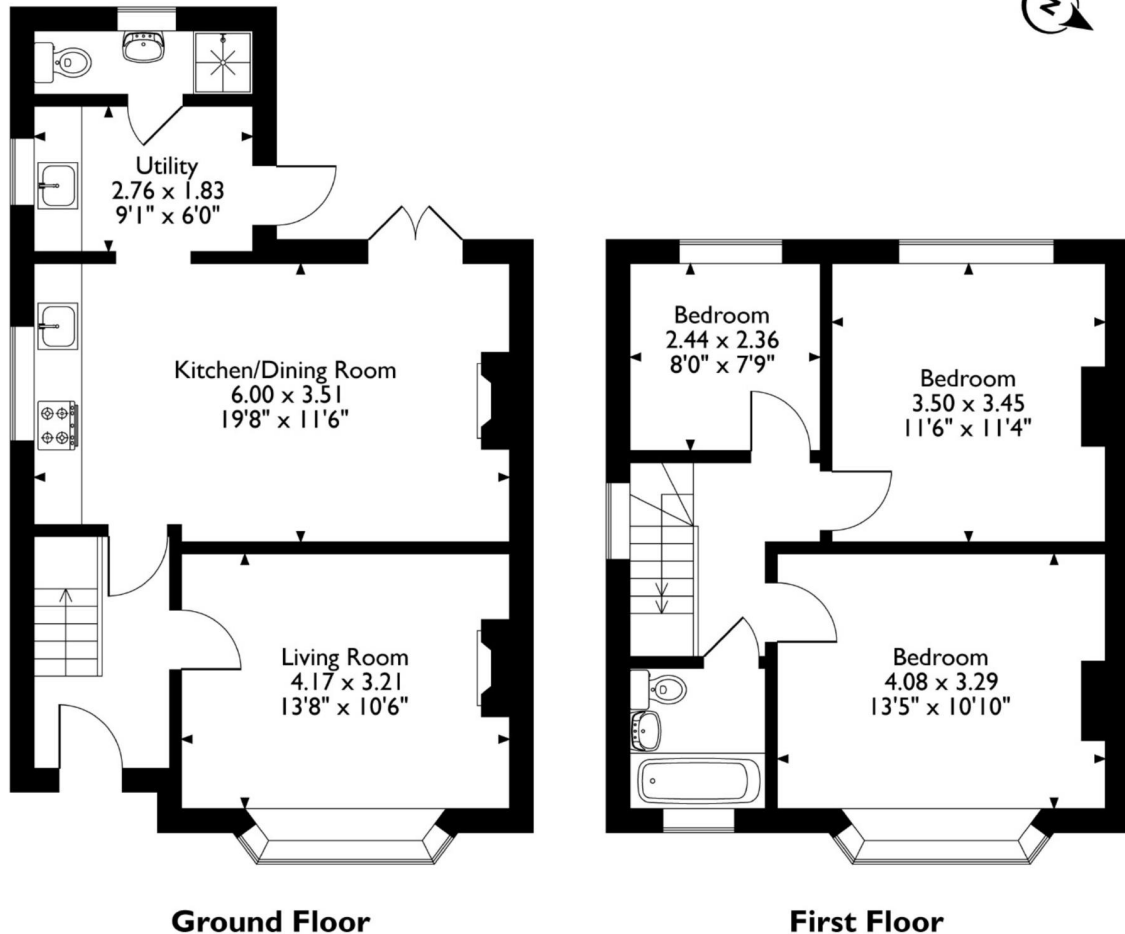
This charming semi-detached period home, offered with the advantage of no onward chain, presents a unique blend of character and modern comfort. Spacious and thoughtfully designed, this home caters to a variety of living needs. The property comes with planning (DM/2021/01494) for a proposed single storey extension. Hip to gable roof with rear dormer.

The property opens with a welcoming entrance hall that sets the tone for the rest of the home. The attractive lounge, featuring a large bay window, invites ample natural light and offers a cosy space for relaxation, the room also includes an ornate style fireplace with a bio fire, and has attractive flooring.

The heart of the home is undoubtedly the expansive open-plan kitchen, dining, and family room. This area is perfect for both everyday living and entertaining, with French doors leading directly to the rear sun terrace. The kitchen has been re-fitted with a good range of base and wall units, along with a breakfast bar. There is a dedicated dining/family area offering flexibility to this room.

Additional conveniences on the ground floor include a practical utility room with plumbing, an additional sink and access to the central heating boiler, and a shower room, fitted with a three piece suite to include a shower enclosure.

Approximate Gross Internal Area 89 Sq M/958 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.

The first floor boasts three well-proportioned bedrooms, all of which will accommodate a double bed. The principal bedroom offers a large front facing room with a bay window and plenty of space for furniture arrangements. Both bedrooms two and three overlook the rear garden and will again accommodate a double bed.

The contemporary bathroom has been re-fitted with a three piece suite in white which includes a bath with shower over. The first floor has laminate flooring throughout.

STEP OUTSIDE



Externally, the property impresses with a wide, private, gated driveway, which not only provides extensive off-street parking for up to 4 cars, but is also equipped with an electric car charging port - a nod to modern living. Gated side access leads to the detached garage, whilst now not accessible by car it offers additional storage options.

The large, level rear garden is a standout feature of this home. With a mix of patio space and lawn, it provides an ideal setting for outdoor activities, relaxation, or future expansion. The garden is fully enclosed by fencing and benefits from a south west facing aspect.

AGENTS NOTE: Planning permission as previously noted.

INFORMATION

Postcode: NP26 4AE
Tenure: Freehold
Tax Band: D
Heating: Gas
Drainage: Mains
EPC: D





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. Proceed through two sets of traffic lights and pass a small selection of shops at the bottom of the hill on the left. Climbing up the hill the property is located on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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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