



Ash Grove, Caldicot

3 Bedrooms
1 Bathrooms
1 Receptions

£240,000



Presented to the market with No Onward Chain, this semi-detached three-bedroom property is situated in a peaceful and sought-after area of Caldicot village.

Ideal for families, it is in close proximity to local schools, play areas, and the Caldicot Country Park. A short walk from the village center, it offers

convenient access to amenities such as a doctor's surgery, leisure center, library, and community hub.

The entrance hallway leads to a living room with garden views, and the property includes a ground floor cloakroom. The kitchen diner boasts ample wall and floor cupboards, an integrated oven and hob with an extraction unit. The enclosed garden at the rear

provides access to the detached garage. Upstairs,

there are three bedrooms and a generously sized family bathroom. The private rear garden is fully fenced and adorned with a variety of lovely shrubs.

The low-maintenance outdoor space features block paving and gravel. Parking is available on the street at the rear, along with a single garage. For property

viewings, please contact Nathan James at 01291 421600.

Council Tax Band D



Lounge
12'2" x 15'11"

Kitchen/Diner
19'3" x 9'6"

Kitchen/Diner

Entrance
5'9" x 6'3"

Bedroom One
8'7" x 12'9"

Bedroom Two
12'2" x 8'1"

Bedroom Three
8'8" x 7'5"

Bathroom
6'9" x 8'11"

Rear Garden

Surrounding Area

Caldicot, (Welsh Cil-y-coed) is a small town with a population of approximately 11,000, in Monmouthshire, South-East Wales, surrounded by beautiful countryside and adjoining the Caldicot levels on the North side of the Severn Estuary. It has easy access by Motorway and Rail to Cardiff and Bristol. There are currently five Infant/Junior schools and one Comprehensive school. The large medical centre is close to the town centre, and hospitals are within easy reach in Chepstow and Newport.

The shopping centre is a flat, pedestrian area with free parking, and there are twice weekly markets in the town centre. Caldicot has an active leisure centre with swimming pool and there are several golf



Council Tax Band D



Floor 0



Floor 1



Approximate total area[®]
849.38 ft²

Reduced headroom
0.54 ft²

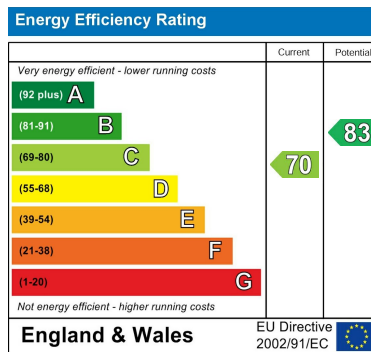
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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