



**25 Ash Tree Road, Caerwent, Caldicot. NP26  
5NU  
£332,000  
Tenure Freehold**

- NO CHAIN
- DETACHED FAMILY HOME
- POPULAR LOCATION BETWEEN NEWPORT & CHEPSTOW
- ENTRANCE HALL & CLOAKROOM W/C
- LOUNGE WITH BAY WINDOW TO SIDE
- KITCHEN/DINER
- 3 BEDROOMS
- FAMILY BATHROOM & EN-SUITE SHOWER ROOM
- ALLOCATED PARKING
- ENCLOSED REAR GARDEN

A MODERN DETACHED HOME LOCATED ON THE FRINGE OF THE VILLAGE OF CAERWENT, SITUATED BETWEEN NEWPORT & CHEPSTOW.

CAERWENT KNOWN FOR ITS HISTORIC ROMAN REMAINS BENEFITS FROM MANY AMENITIES, INCLUDING SHOP, POST OFFICE AND PUB. THE M4 CAN BE EASY REACHED VIA THE M48 CHEPSTOW OR JUNCTION 23 AT MAGOR, PROVIDING COMMUTERS EASY ACCESS TO BRISTOL & CARDIFF.

The property is offered for sale with no onward chain with accommodation comprising:

To the ground floor: An entrance hall with stairs to the first-floor storage cupboard and cloakroom/wc.

A lounge benefits from a bay window to side. The separate kitchen/diner benefits from a built-in oven & hob, porcelain style tiled floor, dual aspect with French doors leading to the garden.

To the first floor: A landing provides access to 3 bedrooms the master having built in wardrobes and an en-suite shower room. A family bathroom serves the remaining bedrooms.

Outside: to the front; A forecourt extending to a lawned area.

To the rear: A decked seating area leads onto a garden partially laid to lawn the remainder with Cotswold stone. Enclosed by wall and fencing. A gate provides access to a parking area with 2 spaces enclosed with gates.

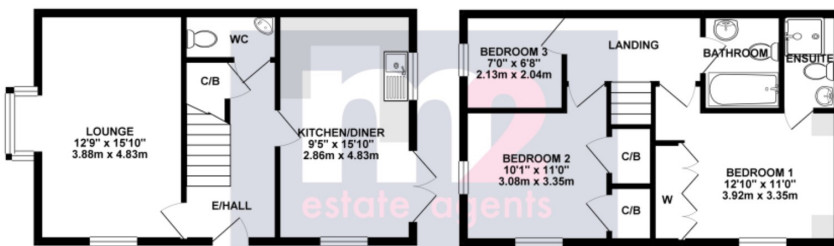
Services:

Council Tax Band:



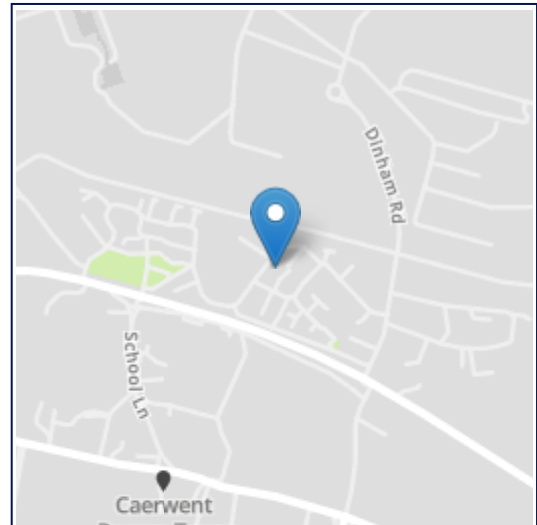
GROUND FLOOR 420.63 sq. ft.  
(39.08 sq. m.)

1ST FLOOR 411.94 sq. ft.  
(38.27 sq. m.)



TOTAL FLOOR AREA - 832.57 sq. ft. (77.35 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		86
(69-80)		
<b>C</b>	73	
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

I/We acknowledge that I/we have read and understand your terms letter and that these property ( 25 Ash Tree Road, Caldicot, NP26 5NU ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_