# Longfellow Close,

## offers in excess of £260,000

- FULLY RENOVATED 3 BEDROOM TERRACED HOUSE
- LOFT CONVERSION
- PRIVATE GARDEN
- PARKING AND GARAGE
- CLOSE TO SCHOOLS AND LOCAL AMENITIES
- EASY ACCESS TO MOTORWAY LINKS TO BRISTOL AND CARDIFF

3 1 1

peter alan

01291 630876
chepstow@peteralan.co.uk

## About the property

A rare opportunity to acquire this beautifully presented, fully renovated three-bedroom mid-terraced family home, situated in a highly desirable cul-de-sac location in Caldicot. Finished to an exceptional standard throughout, this stylish property offers everything you need for modern family life!

# Accommodation

**Porch**

**Hallway**

**Living Room**

14' x 13' 2" ( 4.27m x 4.01m )
**Dining Room**

10' 9" x 8' 7" ( 3.28m x 2.62m )
**Kitchen**

12' x 7' 5" ( 3.66m x 2.26m )
**Bedroom 2**

12' 1" x 10' 3" ( 3.68m x 3.12m )
**Bedroom 3**

12' 5" x 7' 11" ( 3.78m x 2.41m )
**Bedroom 4**

9' 5" x 8' 2" ( 2.87m x 2.49m )
**Attic Bedroom 1**

17' 9" x 8' 11" ( 5.41m x 2.72m )
**Agents Note**

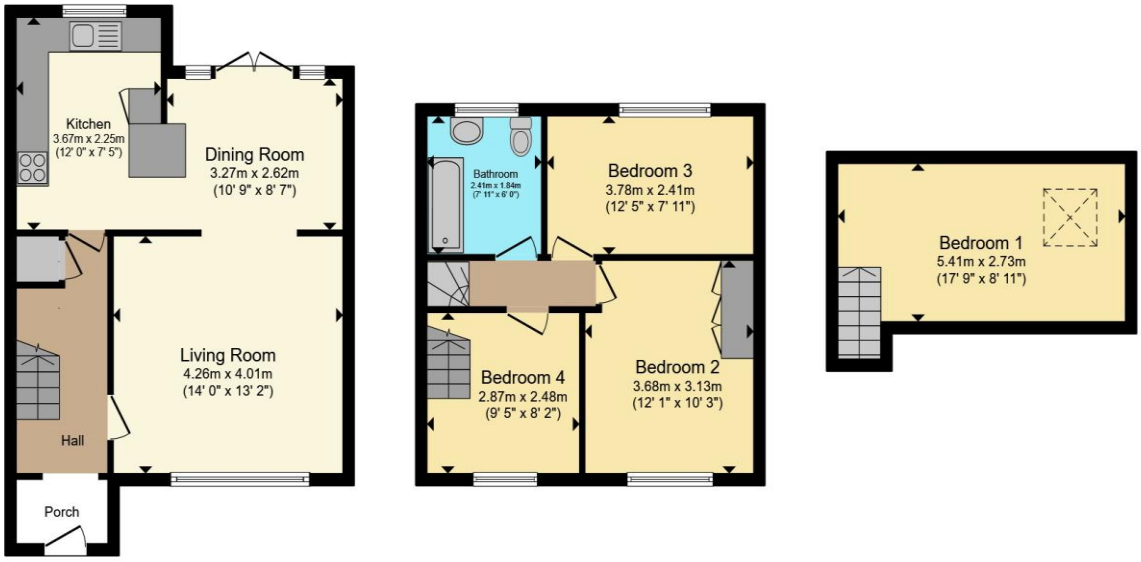
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks

## Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks

01291 630876
chepstow@peteralan.co.uk

# Floorplan




**Ground Floor** **First Floor** **Second Floor**

Total floor area 96.7 m² (1,040 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let