



DIRECTIONS

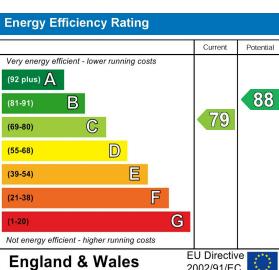
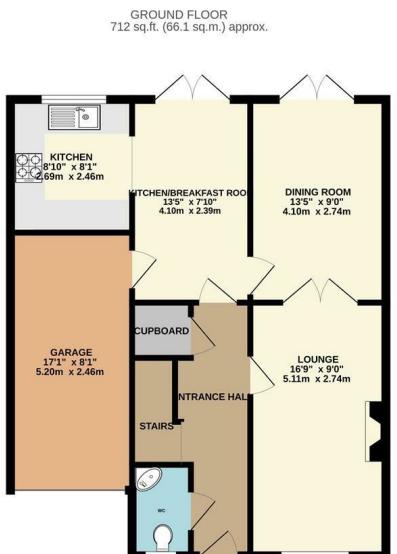
From our Chepstow office proceed up the High Street turning left onto the A48. Continue over the Wye Bridge taking the first right after the bridge into Beachley Road, at the roundabout take the second exit continuing along Beachley Road. In approx. half a mile turn left into Sedbury Court, follow the road bearing around to the left where the property can be found on your left.

SERVICES

All mains services are connected to include mains gas central heating.
Council tax band D

TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



TOTAL FLOOR AREA: 1355 sq.ft. (125.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the plan(s) 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 plan(s) contained here have not been tested and no guarantee as to their operability or efficiency can be given.
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DISCLAIMER

These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

OFFERS

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.



**2 SEDBURY COURT, SEDBURY, CHEPSTOW,
GLOUCESTERSHIRE, NP16 7AU**



GUIDE PRICE £360,000

**Sales: 01291 629292
E: sales@thinkmoon.co.uk**

Offered to the market with the benefit of no onward chain this deceptively spacious and versatile detached family home occupies a convenient position within a quiet cul-de-sac setting yet retaining easy walking distance to primary and secondary schooling as well as a range of local amenities with Chepstow town centre being a short driving distance away.

The well planned current living accommodation briefly comprises to the ground floor entrance hall, cloakroom/WC, lounge with double doors through to dining room, breakfast room open plan to a fully fitted kitchen with integrated appliances, whilst to the first floor there are two double bedrooms including the principal with fitted wardrobes and an en-suite shower room plus two further single bedrooms and a family bathroom. The property further benefits private driveway to the front, single integral garage and a low maintenance south westerly facing rear garden.

GROUND FLOOR

ENTRANCE HALL

A spacious and welcoming entrance hall with uPVC entrance door. Staircase to the first floor and a built-in understairs storage cupboard.

CLOAKROOM/WC

Pedestal wash hand basin with mixer tap and tiled splashback, low-level WC. Frosted window to front elevation.

LOUNGE

5.11m x 2.74m (16'9" x 8'11")

A really well proportioned reception room with window to front elevation and feature fireplace with wooden surround. French doors lead into the:

DINING ROOM

4.10m x 2.74m (13'5" x 8'11")

A second good sized reception room with French doors to the rear garden. Door to:-

BREAKFAST ROOM

4.10m x 2.39m (13'5" x 7'10")

Attractive tiled floor. French doors leading out to the rear garden. Courtesy door to garage. An open archway to:-

KITCHEN

2.69m x 2.46m (8'9" x 8'0")

Comprising an extensive range of fitted wall and base wooden units with laminate worktop and tiled splashbacks. Inset stainless steel one and a half bowl sink unit with drainer and mixer tap. Integrated four ring gas hob with electric oven/grill beneath, stainless steel feature extractor hood over. Integrated fridge/freezer, Bosch dishwasher and Hotpoint washing machine. Attractive tiled floor. Glow Worm gas combi boiler.

FIRST FLOOR STAIRS AND LANDING

Access to all first floor rooms, airing cupboard housing water tank and inset shelving.

PRINCIPAL BEDROOM

4.61m x 2.88m (15'1" x 9'5")

A really good sized double bedroom with fitted wardrobes and two windows to the rear elevation. Door to:-

EN-SUITE SHOWER ROOM

Comprising shower cubicle with mains fed shower unit and tiled surround, low-level WC, wash hand basin with mixer tap inset to vanity unit with storage. Tiled floor. Frosted window to side elevation.

BEDROOM 2

5.60m x 2.46m (18'4" x 8'0")

A good sized double bedroom enjoying dual aspect windows to both front and rear elevations.

BEDROOM 3

3.14m x 2.97m (10'3" x 9'8")

A good sized single bedroom with window to front elevation.

BEDROOM 4

2.39m x 1.98m (7'10" x 6'5")

A single bedroom with window to the front elevation and built-in wardrobe.

FAMILY BATHROOM

Comprising a three-piece suite to include a panelled bath with hand-held shower attachment and tiled surround, pedestal wash hand basin with mixer tap and tiled

splashback, and low-level WC. Wood effect flooring and frosted window to side elevation.

OUTSIDE

GARDENS

The front garden has a lawned area with a range of mature plants, shrubs and trees. A paved pedestrian pathway leads to the front entrance door. The rear garden is South Westerly facing so a really sunny spot comprising of a paved patio area, whilst the majority of the garden is laid to lawn. The rear garden is fully enclosed by low level brick wall and timber fencing with gated pedestrian access to the side of the property.

GARAGE

To the front a tarmacadam private driveway provides off-street parking which leads to the integral single garage with manual up and over door. Further pathway to the side of the property leads to the gated access to the rear garden.

SERVICES

All mains services are connected to include mains gas central heating.

