



## DIRECTIONS

From our Chepstow office proceed up Moor Street turning right onto the A48. At the roundabout, take the second exit and continue to the next roundabout taking the first exit towards Thornwell. At the next roundabout take the third exit, passing Tesco Express on your right hand side. Take the first left into Fountain Way and left again onto Lewis Way where the property can be found on your right.

## SERVICES

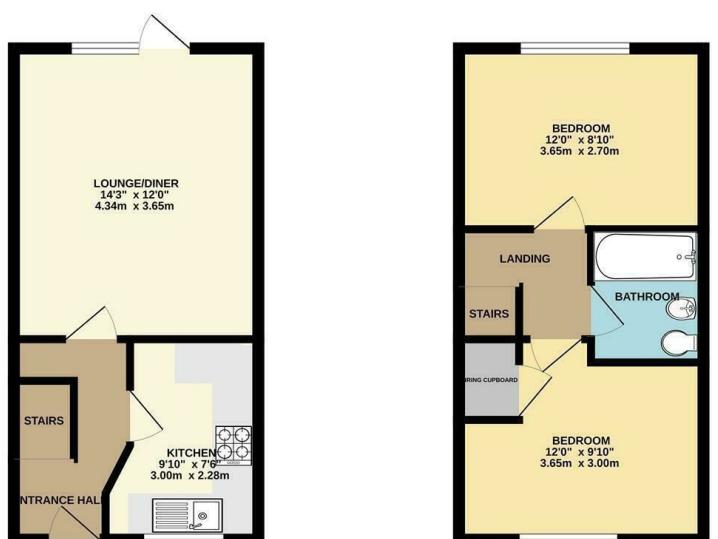
All mains services are connected to include mains gas central heating.  
Council tax band D

## TENURE - FREEHOLD

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

GROUND FLOOR  
289 sq.ft. (26.8 sq.m.) approx.

1ST FLOOR  
289 sq.ft. (26.8 sq.m.) approx.



**TOTAL FLOOR AREA: 577 sq.ft. (53.6 sq.m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 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 or 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.

Mooh & Co, their clients and any joint agents give notice that:  
1. They are not authorised to make or give any representations o

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,

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# 40 LEWIS WAY, THORNWELL, CHEPSTOW, MONMOUTHSHIRE, NP16 5TA



**£209,950**

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

Offered to the market with the benefit of no onward chain this well-presented mid-terrace two bedroom property occupies a perfect position within a quiet cul-de-sac on this popular residential development within a stone's throw to both the M48 motorway and Chepstow town centre. The well-planned current accommodation is arranged over two floors and briefly comprises: to the ground floor a welcoming and spacious entrance hall, modern fitted kitchen as well as a well proportioned living/dining room with patio doors to the rear garden. To the first floor there are two double bedrooms and a family bathroom. The property further benefits uPVC double glazing throughout, a Worcester Bosch gas combi boiler, good size low-maintenance rear garden as well as allocated parking at the front and rear of the property.

This property will no doubt suit a variety of markets to include first time buyers, young families, the retired market or indeed an excellent investment opportunity in a very popular area.

## GROUND FLOOR

### ENTRANCE HALL

A welcoming and spacious hall with wood effect laminate floor, and staircase leading to the first floor landing.

### KITCHEN

**3.00m x 2.29m (9'10" x 7'6")**

A modern kitchen appointed with a range of fitted wall and base units with ample laminate worktop and tile splashbacks. Inset single bowl stainless steel sink with drainer and mixer tap. Integrated four ring gas hob with extractor hood over and electric oven/grill beneath. Space for a free standing fridge/freezer along with space and plumbing for washing machine. Laminate wood effect flooring and window to the front elevation.

### LOUNGE/DINING ROOM

**4.34m x 3.66m (14'3" x 12'0")**

A really well proportioned reception space affording sliding patio doors leading directly out to the rear garden.



## FIRST FLOOR STAIRS AND LANDING

First floor landing with loft access point and doors to all first floor rooms.

### BEDROOM 1

**3.66m x 2.69m (12'0" x 8'10")**

A really good sized double bedroom with window to the rear elevation.

### BEDROOM 2

**3.66m x 3.00m (12'0" x 9'10")**

A second double bedroom with a useful built-in airing cupboard housing the Worcester gas combi boiler. Window to the front elevation.

### BATHROOM

A neutral suite to include panelled bath with mains fed shower over, glass shower screen and tiled surround, pedestal wash hand basin with tiled splashback and low-level WC. Built-in extractor fan.

### OUTSIDE

At the front of the property a private paved pedestrian pathway leads to the entrance with a storm porch, low maintenance garden area mainly laid to lawn, and mature hedgerow to the front boundary. The rear garden is of a good size comprising a level terrace area perfect for dining and entertaining with a brick build BBQ, a couple of steps lead up to a low maintenance area laid to lawn with pathway leading to a further area at the rear housing a shed which is ideal for storage. The rear garden is fully enclosed by timber fencing to all sides.

### PARKING

One allocated parking space to the front of the property and additional two spaces at the rear.

### SERVICES

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

