



## DIRECTIONS

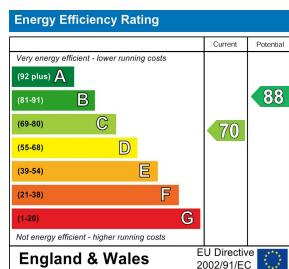
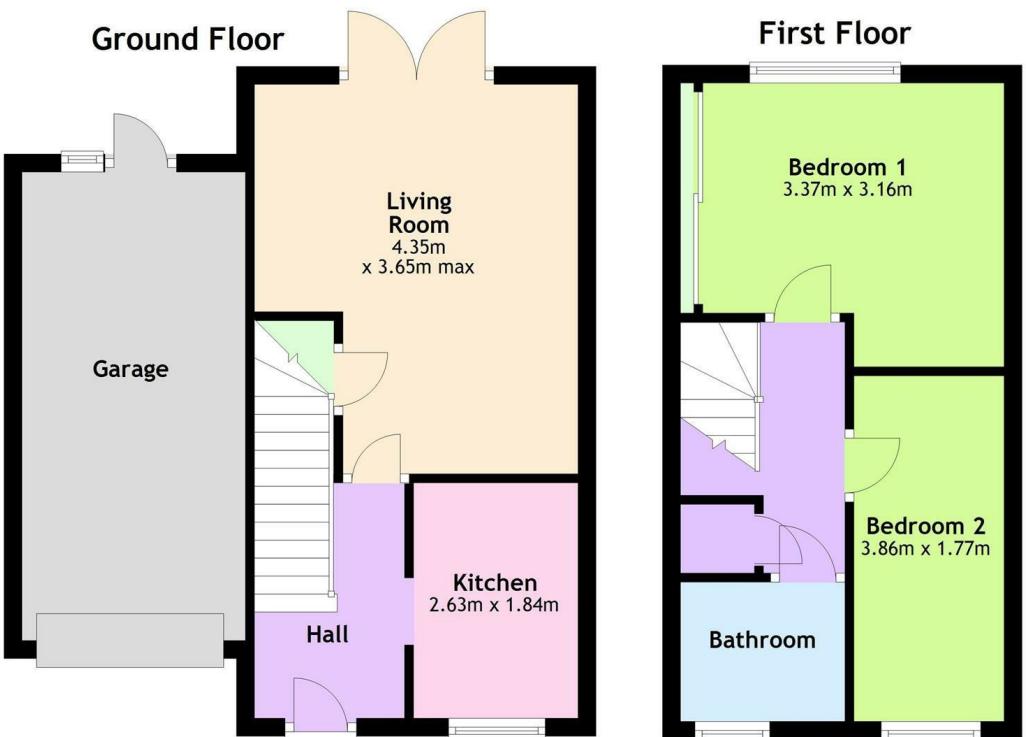
From our Chepstow office proceed to the St. Lawrence roundabout taking the first exit into Fair View. At the end of Fair View bear right and then first left into Maple Avenue. Continue down Maple Avenue where you will find Linden Close on your right.

## SERVICES

All mains services are connected.  
Council tax band C.

## TENURE - FREEHOLD

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



**6 LINDEN CLOSE, BULWARK, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5RN**



**£182,500**

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

**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 furnishings 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.

Offered to the market with the benefit of no onward chain this two-bedroom, end-terrace property is in need of renovation and modernisation, and presents a fantastic opportunity for a variety of markets to acquire a property in a quiet cul-de-sac in a convenient residential location on the outskirts of Chepstow town centre. The existing layout currently comprises entrance hall, kitchen and a separate sizable lounge/dining room with French doors to the rear garden, whilst to the first floor there are two bedrooms and family bathroom. The property further benefits private driveway, single garage and a spacious level low-maintenance rear garden. The property is fully double glazed throughout and benefits a gas combi-boiler. We would strongly recommend an internal viewing to appreciate the potential this property has to offer.

The property is within a short distance to Chepstow town centre and being within a stone's throw to the Chepstow bypass providing direct links via the M4 and M48 motorway network to surrounding cities.

## GROUND FLOOR

### RECEPTION HALL

Door to front elevation. Wood effect laminate flooring. Staircase to the first floor. Open to: -

### KITCHEN

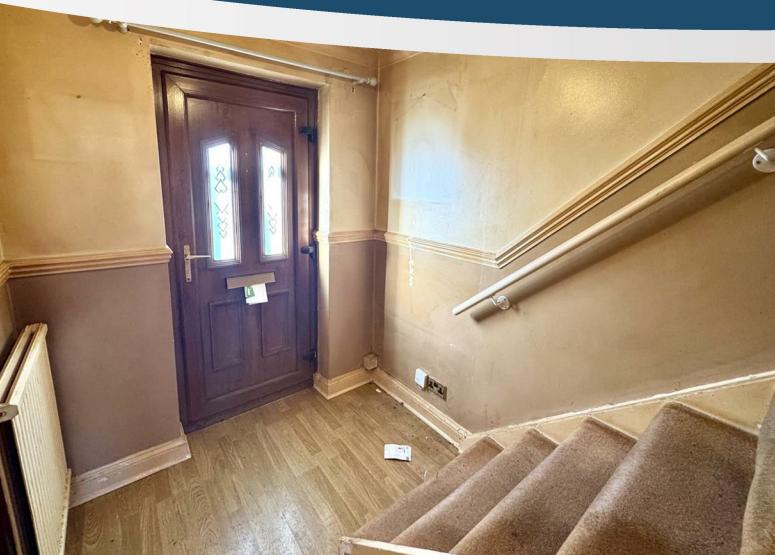
**2.63m x 1.84m (8'7" x 6'0")**

Comprises a range of fitted eye and base level units with ample laminate worktops over and tiled splashback. One bowl and drainer stainless steel sink unit. Four ring gas hob with electric oven below. Space for undercounter fridge and washing machine. Quarry tiled floor. Window to front elevation.

### LOUNGE/DINING ROOM

**4.35m x 3.65m (14'3" x 11'11")**

A spacious reception room with French door to rear garden. Useful large built-in under stairs storage cupboard. Wood effect laminate floor.



## FIRST FLOOR STAIRS AND LANDING

Oversize cupboard housing gas combi-boiler.

### BEDROOM 1

**3.37m x 3.16m (11'0" x 10'4")**

A sizeable double bedroom with window to rear elevation. Fitted wardrobes to one side and loft access point.

### BEDROOM 2

**3.86m x 1.77m (12'7" x 5'9")**

A good size single bedroom with window to front elevation. Wood effect laminate floor.

### FAMILY BATHROOM

Appointed with a three-piece suite to include low-level WC, pedestal wash hand basin with chrome taps and panelled bath with electric shower attachment and chrome taps, tiled surround. Frosted window to front elevation.

### OUTSIDE

### GARAGE

A private tarmac driveway offering parking for one vehicle leads to a single car garage with up and over door to the front and window and pedestrian door to rear garden.

### GARDENS

To the front is low-maintenance garden mainly laid to lawn and bordered by hedgerow. Paved pedestrian pathway leads to the front door. The rear garden is of a good size and level, comprising a sizeable decking area, perfect for dining and entertaining, which leads to an area laid to lawn bordered by a range of attractive mature plants, shrubs and flowerbed. The rear garden is fully enclosed by timber fencing to all sides.

### SERVICES

All mains services are connected.

