



DIRECTIONS

From our Chepstow office proceed up the High Street, turn left on the A48, proceed along this road heading over the Wye Bridge passing Tesco on the right hand side. After passing over the bridge, take the first right hand turning towards Sedbury, where at the roundabout head straight over onto Wyebank Road. Continue along this road where following the numbering you will find the property on the right hand side.

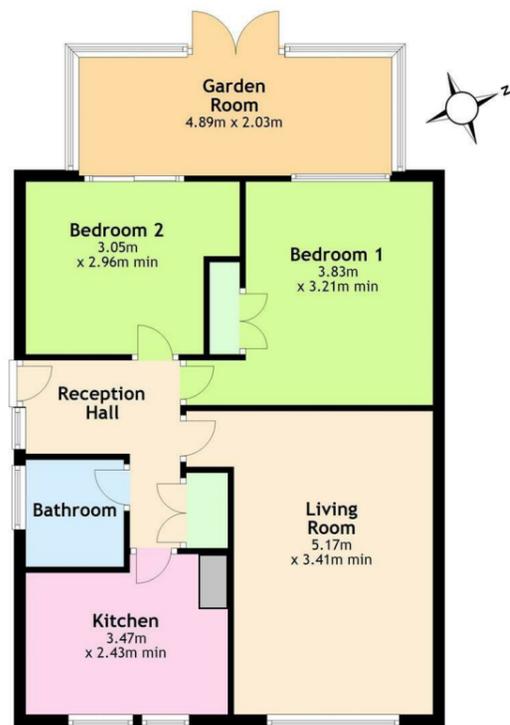
SERVICES

All mains services are connected.

2021/2022 Council Tax Band C.

TENURE - FREEHOLD

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			87
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**32 WYEBANK ROAD, TUTSHILL, CHEPSTOW,
GLOUCESTERSHIRE, NP16 7ER**



£275,000

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. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and furnishing.

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 and Moon and Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Moon & Co are delighted to offer to the market 32 Wyebank Road, Tutshill. The property is situated within a particularly popular area of Chepstow and briefly comprises internally a light and bright reception hall, accessed via side door with further access leading to living room, two bedrooms, kitchen and bathroom, with the second bedroom providing access to a garden room. Outside the property benefits from off road paved parking to the front with side access leading to a single garage as well as private enclosed rear gardens. Please note this property is a steel frame construction.

Being situated in Tutshill a range of local facilities are close as hand to include primary and secondary schools, shops, pub and Dr surgery, with a further range of amenities in near by Chepstow. There are good bus, road and rail links A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within easy commuting distance.

RECEPTION HALL
With frosted uPVC double glazed door and window. Loft access point and double fitted storage cupboard.

KITCHEN
11'5" x 9'4" maximum
Appointed with a matching range of base and eye level wall storage units with wood block effect worktops. Fitted appliances include inset four ring electric hob, with stainless steel extractor over and electric fan assisted oven below. There is also space for low level fridge and washing machine. The kitchen is also fitted with stainless steel single bowl and drainer sink unit with chrome mixer tap. Ceramic tiled splash backs and tiled flooring. Two uPVC double glazed windows to front elevation.

LIVING ROOM
16'11" x 11'3"
A generous reception room with uPVC double glazed windows to front and side elevations. As well as feature fire place with gas fire (currently disconnected).

BEDROOM ONE
12'7" x 10'7"
A double bedroom with double fitted wardrobe and uPVC double glazed window to rear elevation.

BEDROOM TWO
10'0" x 9'8"
A double bedroom with storage recess and with sliding door leading to the Garden Room.

GARDEN ROOM
16'0" x 6'10"
With uPVC double glazed French doors leading to the rear garden. Windows on three elevations, as well as laminate flooring.

FAMILY BATHROOM
Comprising a modern three piece white suite to include low level WC, pedestal wash hand basin with chrome mixer tap. Panel bath with chrome mixer tap and mains fed shower over. Also fitted with heated towel rail, ceramic tiled walls and tiled flooring. Frosted uPVC double glazed window to side elevation.

OUTSIDE
To the front the property is approached via brick paver driveway with parking for three/four cars. Side access with additional parking leads to single garage and access to the rear garden. The rear gardens themselves benefit paved seating area, leading to lawned gardens with a lower paved terrace, offering a private space to enjoy. Single garage with up and over door and side pedestrian door.

