



DIRECTIONS

From our Chepstow office, proceed over the new Wye Bridge, taking the first turning right towards Sedbury. At the mini roundabout, take the second exit into Wyebank Road. Proceed along Wyebank Road without deviation, where you will find number 48 on your right.

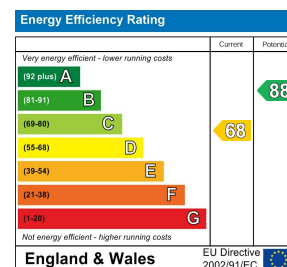
SERVICES

All mains services are connected to include gas central heating.

2021/2022 Council Tax Band B.

TENURE - FREEHOLD

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



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



£234,950

**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 finishes.

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 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 regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

48 Wyebank Road comprises a well-appointed, semi-detached bungalow, occupying a pleasant position within this well established residential area of Tutshill, close to the local schools, shops and other amenities as well as being handy for Chepstow's town centre.

KITCHEN
15'2" x 8'0"

With window and door to side elevation and window to front elevation. Excellent range of base and eye level storage units with ample work surfacing over. Space for washing machine. One and a half bowl single drainer sink unit with mixer tap.

INNER HALLWAY
With access hatch to loft space with drop down ladder, along with airing cupboard.

LIVING ROOM/DINING ROOM
17'4" x 11'5"
With window to front elevation. Feature fireplace.

BEDROOM 1
12'3" x 11'5"
With window to rear elevation.

BEDROOM 2
9'1" x 8'5"
With French doors to rear garden.

BATHROOM
Appointed with a three piece suite comprising panelled bath, low level WC and wash hand basin. Window to side elevation.

OUTSIDE
GARDENS
To the front with attractive flower borders with side driveway offering ample parking for four vehicles leading to the detached garage with up and over door.
The rear gardens are attractively terraced, taking in the far reaching southerly views towards the Lower Wye Valley.

