



## DIRECTIONS

From our office, proceed along the A48 out of Chepstow over the new Wye Bridge, taking the second left onto Sedbury Lane. Continue along Sedbury Lane, taking the first left onto Severn Avenue where you will see the property on the right hand side.

## SERVICES

Services are connected to include gas central heating.

2021/22 Council Tax Band C

Please note that the solar panels are owned by the property and bring in an income of approximately £1,000 per annum.

## TENURE - FREEHOLD

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



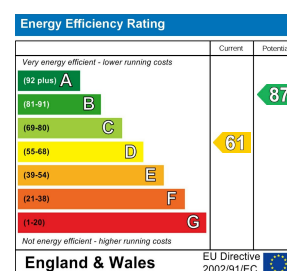
**22 SEVERN AVENUE, TUTSHILL, CHEPSTOW,  
GLOUCESTERSHIRE, NP16 7EE**

**3** **2** **2** **D**

**£375,000**

**Sales: 01291 629292**

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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. 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 S. 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.



22 Severn Avenue comprises of a detached bungalow dating from the 1950's which has been extended in recent years to create two first floor bedrooms, thus offering flexible and spacious accommodation. The property is well appointed throughout and stands in particularly mature gardens and enjoys a pleasant position within this established and popular area of Tutshill, itself well positioned being close to not only local schools and shops but also Chepstow's bustling town centre.

## GROUND FLOOR

### ENTRANCE HALL

With stairs off: -

### LIVING ROOM

15'4" x 9'0"

With deep bay window to front elevation. Window to side elevation. Attractive feature fire surround.

### KITCHEN

15'5" x 30'9"

Appointed with an extensive range of base and eye level storage units with ample work surfacing over with double oven and four ring hob. Inset sink unit. Windows to rear elevation. Ceramic tiled flooring.

### DINING ROOM

9'7" x 9'2"

With doors to: -

### CONSERVATORY

9'0" x 8'0"

With doors to garden.

## BATHROOM

Appointed with a three piece suite comprising of panelled bath, low level WC and wash hand basin. Ceramic tile finish to walls. Window to rear elevation.

## FIRST FLOOR STAIRS & LANDING

### MAIN BEDROOM

13'9" x 9'0"

With dressing area. Window to front elevation. Velux roof light.

### EN-SUITE SHOWER ROOM

9'0" x 9'0"

A spacious shower room, appointed with step-in shower cubicle, low level WC and wash hand basin. Window to side elevation.

### BEDROOM 2

13'0" x 10'0"

With velux window to front elevation. Window to rear garden. Range of storage cupboards.

### BEDROOM 3

10'6" x 10'3"

Window to front elevation.

## GARDENS

The front paved low maintenance gardens with drive way and access to the single car garage. To the rear, a spacious mature garden with terraced area leading off the back of the house, giving access to the mature lawned garden with trees shrubs and flowering plants.

