



## DIRECTIONS

From our Chepstow office proceed up the High Street, turning left onto the A48. Proceed over the Wye Bridge and then take the first right towards Sedbury. At the roundabout take the first exit and proceed along this road, turning left into Grahamstown Road where following the numbering, you will find the property on the left hand side.

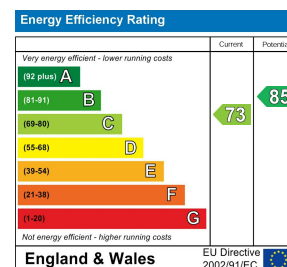
## SERVICES

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.



**35 GRAHAMSTOWN ROAD, SEDBURY, CHEPSTOW,  
GLOUCESTERSHIRE, NP16 7AD**

**3 1 2 C**

**ASKING PRICE £270,000**

**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.



35 Grahamstown Road comprises an older style bay fronted semi detached house which has undergone extension and renovation within recent years to now provide comfortable family accommodation. Located within this popular residential area close to Chepstow's town centre. The accommodation offers two good size reception rooms, modern kitchen, updated bathroom and three spacious bedrooms, along with gardens and off street parking.

#### ENTRANCE HALL

Door to front elevation, stairs off.

#### BATHROOM

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

#### DINING ROOM

**4.88m x 3.66m (16'0" x 12'0")**

Bay window to front elevation.

#### KITCHEN

**5.36m x 2.26m (17'7" x 7'5")**

A spacious well appointed kitchen with contemporary storage units with work surfacing over. Four ring ceramic hob with built in oven, inset double drainer sink unit, tiled splash backs, extractor hood, space for washing machine, window to side elevation.

#### LIVING ROOM

**5.28m x 3.76m (17'4" x 12'4")**

A spacious reception room with patio door and window to rear garden, feature fire place.

#### FIRST FLOOR STAIRS AND LANDING

Window to side elevation, access to loft space.

#### BEDROOM 1

**3.81m x 3.76m (12'6" x 12'4")**

Bay window to front elevation, storage cupboard.

#### BEDROOM 2

**3.35m x 2.26m (11'0" x 7'5")**

Window to rear elevation, airing cupboard.

#### BEDROOM 3

**2.74m x 2.44m (9'0" x 8'0")**

Window to rear elevation.

#### GARDEN

To the front with gravel parking area. To the rear, an enclosed level garden.

