



DIRECTIONS

From Chepstow town centre, proceed through the Archway, up Moor Street, turning left onto the A48. Proceed over the Wye Bridge turning right into Sedbury. At the roundabout take the third exit into Wyebank Road. Continue along this road where following the numbering you will find the property on your left-hand side.

SERVICES

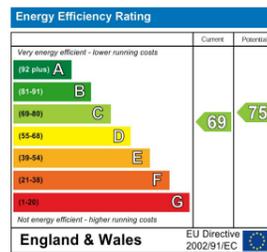
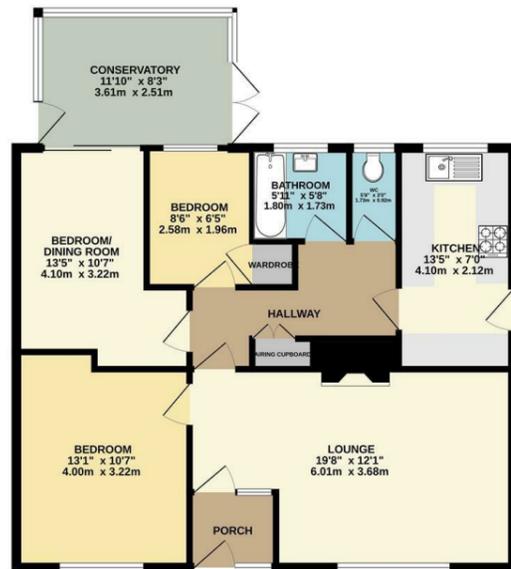
All mains services are connected, to include mains gas central heating.
Council Tax Band C.

TENURE - FREEHOLD

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



GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.



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



£320,000

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. Room sizes should not be relied upon for carpets and furnishing 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 and occupying a convenient, elevated position on this popular and quiet residential development within easy reach of local amenities, schools and motorway network, this deceptively spacious detached bungalow will no doubt suit a variety of markets. The existing layout briefly comprises: entrance hall, generous lounge, kitchen/breakfast room, conservatory, two double bedrooms, single bedroom/study, bathroom and separate WC. The property further benefits an extensive private driveway as well as low-maintenance gardens to both the front and rear elevations.

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

ENTRANCE HALL

Front door with side glazed panel leads through to entrance hall. Further glazed panel and internal door leads through to the:

LOUNGE

5.99m x 3.68m (19'8" x 12'1")

A well-proportioned reception room enjoying a large picture window to the front elevation. Feature exposed stone fireplace with electric wall mounted fire.

BEDROOM 1

3.99m x 3.23m (13'1" x 10'7")

A good sized double bedroom with window to front elevation.

INNER HALLWAY

With built in airing cupboard housing the Worcester Bosch gas combi boiler (recently installed) along with inset shelving. Loft access point.

KITCHEN

4.09m x 2.13m (13'5" x 7'0")

Appointed with a matching range of base and eye level storage units with ample work surfacing over and tiled splashbacks, along with breakfast bar. One and a half bowl and drainer stainless steel sink unit with mixer tap. Four ring gas hob with concealed extractor over and oven below. Integrated dishwasher and space for washing machine. Serving hatch to lounge. Window to rear elevation and door to side.

BEDROOM 2

4.09m x 3.23m (13'5" x 10'7")

A double bedroom with sliding doors to: -

CONSERVATORY

3.61m x 2.51m (11'10" x 8'3")

With windows and French doors leading out to the rear garden. There is also a second pedestrian door leading out to the side of the property.

BEDROOM 3/STUDY

2.59m x 1.96m (8'6" x 6'5")

A single bedroom or indeed an ideal study perfect for the everyday home worker with window to the rear aspect. Built in storage cupboard.

FAMILY BATHROOM

Appointed with a two piece suite to include pedestal wash hand basin with chrome taps and panelled bath with electric shower over, chrome taps and tiled surround. Frosted window to the rear elevation.

WC

With low-level WC. Frosted window to rear elevation.

OUTSIDE

To the front, steps lead up to pathway which leads to the front entrance door, there is a low-maintenance front garden area mainly laid to lawn bordered by a range of attractive plants and shrubs. The private tarmac driveway provides off-street parking for a number of vehicles. Open access leads to the rear garden which is of a generous size and mainly laid to lawn with a range of attractive and mature plants and shrubs. Useful shed for storage and an area laid to gravel stones perfect for dining and entertaining.

AGENTS NOTE

The property is of a steel-frame construction.

SERVICES

All mains services are connected, to include mains gas central heating.

