



## DIRECTIONS

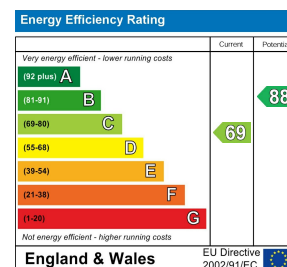
From Chepstow town centre, proceed up the High Street turning left onto the A48. Proceed over the Wye Bridge turning right for Sedbury. At the roundabout take the third exit into the Wyebank estate. Continue along Wyebank Road where following the numbering you will find the property on your left-hand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

## SERVICES

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

## TENURE - FREEHOLD

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



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



**£259,950**

**Sales: 01291 629292  
E: [sales@thinkmoon.co.uk](mailto: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. 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.



Situated in this ever-popular and peaceful residential area, Moon and Co are delighted to offer to the market this property, providing a fantastic opportunity to acquire a semi-detached two-bedroom bungalow being well-presented throughout and occupying a sizeable, private corner plot. The property briefly comprises entrance hall, living/dining room, kitchen, shower room and two good sized bedrooms, with pleasant gardens to the front and rear of the property. The property benefits from a private driveway providing parking for two vehicles.

Being situated in Tutshill a range of local facilities are close at hand to include primary and secondary schools, shops, pub, pharmacy and doctor 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

Half frosted glazed uPVC door and panel to front elevation. Storage cupboard housing boiler.

#### SITTING ROOM

**5.26m x 4.17m (17'3" x 13'8")**

A lovely spacious and light sitting room with large half frosted uPVC picture window to front elevation.

#### INNER HALLWAY

Giving access to: -

#### KITCHEN

**3.36m x 2.33m (11'0" x 7'7")**

A modern kitchen appointed with a range of base and eye level storage units with ample wood effect work surfacing over and subway style tiled splashbacks. Inset one bowl and drainer stainless steel sink unit with chrome mixer tap. Fitted appliances include four ring electric hob with concealed extractor over and oven below and dishwasher. Space for washing machine and fridge/freezer. Half frosted glazed door and windows to side garden.

#### BEDROOM 1

**3.50m x 3.77m (11'5" x 12'4")**

A spacious double bedroom with uPVC window to rear elevation with plenty of room for storage.

#### BEDROOM 2

**2.79m x 2.33m (9'1" x 7'7")**

A double bedroom with window to rear elevation.

#### SHOWER ROOM

Appointed with a three-piece suite to include low level WC, wash hand basin inset to vanity storage unit with chrome mixer tap and double shower unit with chrome rainfall overhead shower and chrome hand-held shower attachment. Chrome heated towel rail. Frosted window to side elevation.

#### OUTSIDE

The property sits on a generous corner plot. To the front is a lawn and a private driveway offering parking for two vehicles. To the side is a patio area which leads to the rear garden with stone chipped borders and patio slabs leading up to rear lawned area with mature shrubs and fence boundary. Garden shed.

#### SERVICES

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

#### AGENTS NOTE

Please note this property is steel frame construction.

