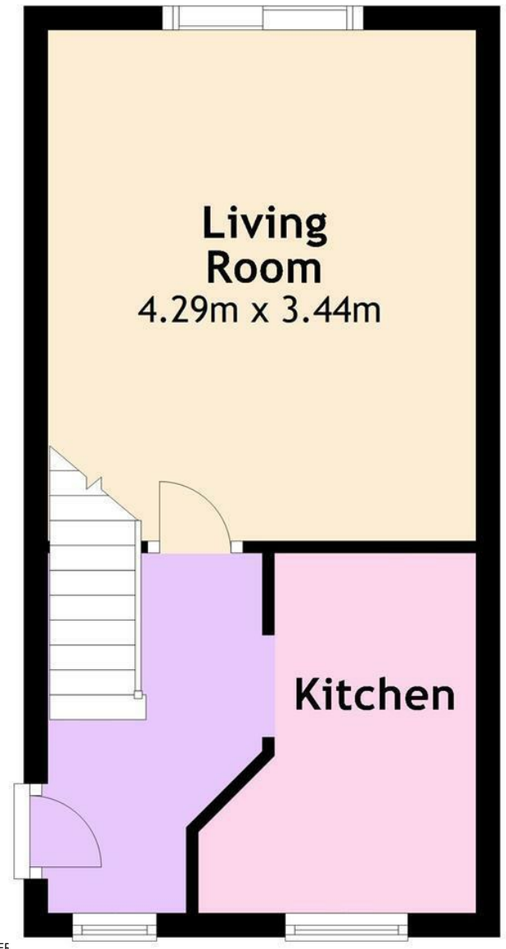
## DIRECTIONS

From our Chepstow office proceed up the High Street, through the town arch continuing up Moor Street, turning right onto the A48. At the roundabout take the second exit into the slip road towards the Severn Bridge, continue to the next roundabout taking the first exit signposted Thornwell. At the next roundabout, take the third exit and then first left onto Fountain Way where you will find 1 Lewis Way on the left hand corner of Fountain Way and Lewis Way.

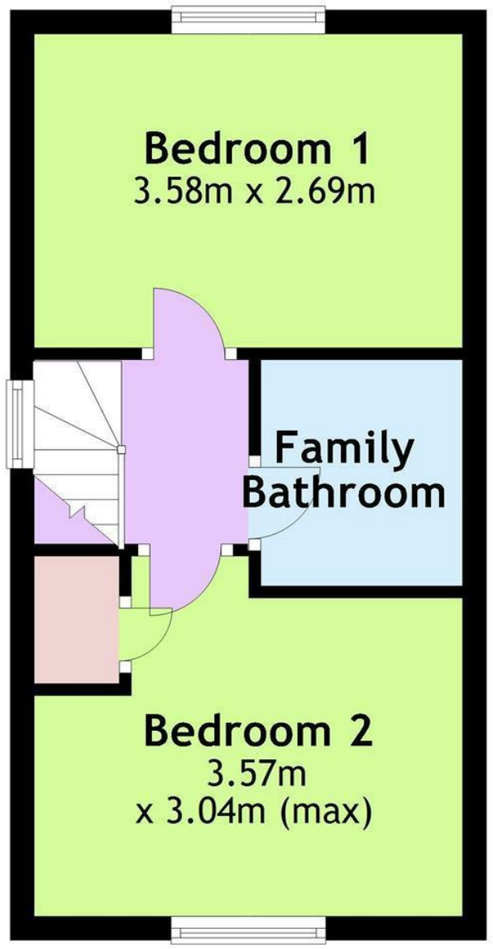
## TENURE - FREEHOLD

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

## Ground Floor




## First Floor

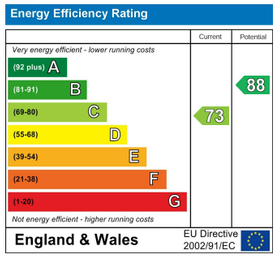



DISCLAIMEF
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing 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.



# 1 LEWIS WAY, CHEPSTOW, MONMOUTHSHIRE, NP16 5TA

2 1 1 C

## £235,000

Sales: 01291 629292
E: sales@thinkmoon.co.uk

Being sold with the benefit of no onward chain, this well presented property is located in the popular residential area of Thornwell. The accommodation comprises to the ground floor; reception hall, modern kitchen, spacious living/dining room with sliding patio door to rear elevation. To the first floor there are two double bedrooms with updated bathroom. Outside the property benefits from a private rear garden recently landscaped providing a sunny patio area and garden shed, (to remain). A private driveway offers off-road parking for two vehicles.

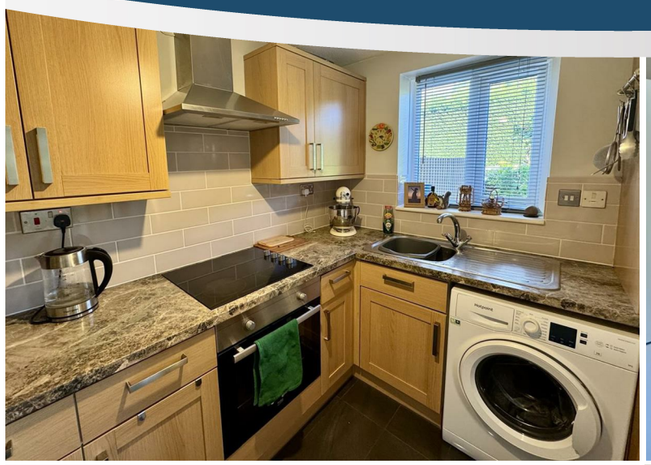
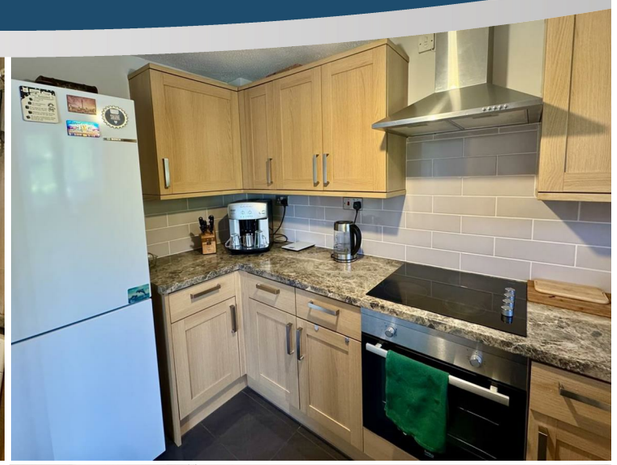
Being situated in Thornwell, a wide range of local facilities are close at hand to include primary school, shops and local pub, with a further abundance of facilities in nearby Chepstow. There are good bus, road and rail links with the A48, M4 and M48 motorway networks, bringing Bristol, Cardiff and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

## GROUND FLOOR

### RECEPTION HALL
A half-glazed entrance door leading to the reception hall with window to front elevation. Ceramic tiled floor. Stairs to the first floor with understairs storage.

### KITCHEN
**2.74m x 2.13m (9'0" x 7'0")**
Fitted with a good range of wooden effect eye and base level cupboards with marble effect work surface and subway style tiled splashbacks. Inset stainless steel sink and drainer with chrome mixer tap. Integrated four ring electric hob with stainless steel extractor fan over and oven beneath. Space for fridge/freezer and washing machine. uPVC window to front elevation.

### LIVING ROOM
**4.27m x 3.61m (14'0" x 11'10")**
A light reception room with uPVC French doors to the rear garden and wooden effect flooring.

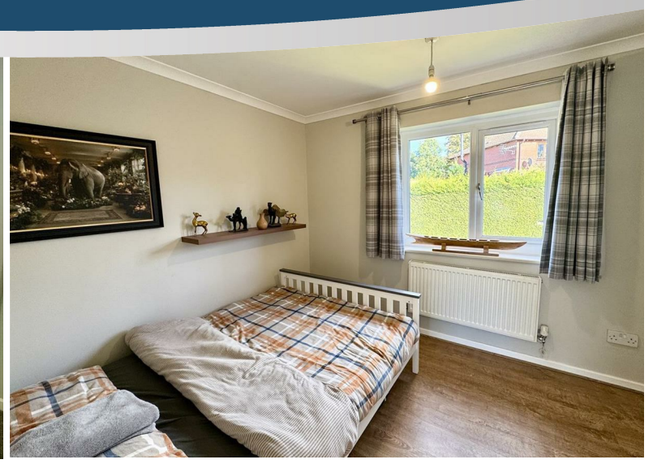
### FIRST FLOOR STAIRS AND LANDING
Window to side elevation and loft access hatch.

### BEDROOM 1
**3.58m x 2.69m (11'8" x 8'9")**
A good sized double bedroom with space for wardrobes and uPVC window to the rear elevation.

### BEDROOM 2
**3.57m x 3.04m (11'8" x 9'11")**
A good sized double bedroom with wooden effect flooring. Storage cupboard which houses the combi boiler. Window to the front elevation.

### BATHROOM
Comprising a three-piece suite to include wash hand basin with chrome taps, low-level WC inset to vanity storage unit and panelled bath with a folding glass shower screen, chrome taps, and chrome shower attachment. Tiled floor and fully tiled walls. Chrome heated towel rail.

### PARKING
To the front of the property is a private driveway providing off-road parking for two vehicles.

### GARDEN
Spacious and private sunny garden, with patio area providing space for entertaining and benefiting low-maintenance raised flower beds. Steps lead down to a lower decked area with access to the shed which will remain.

### SERVICES
All mains services are connected to include mains gas central heating.
Council tax band D.