



DIRECTIONS

From our Chepstow office proceed along the A48 towards Lydney, taking the first turning left as you leave Chepstow to Sedbury and Beachley. At the mini roundabout bear left, continue along the road taking the second turning on your right, proceed along this road dropping down into Bridget Drive, where you will find the property on your right hand side.

SERVICES

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

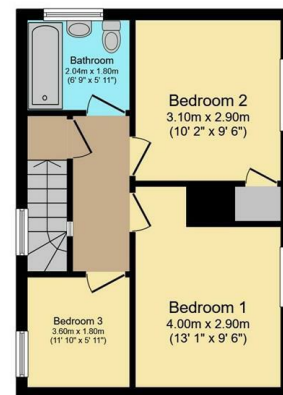
Council Tax Band B.

TENURE - FREEHOLD

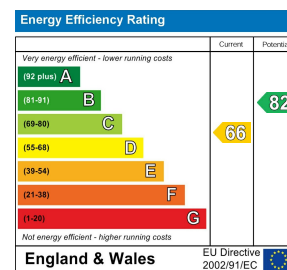
You are recommended to have this verified by your legal advisors at your earliest convenience.



Ground Floor



First Floor



Total floor area 108.8 sq.m. (1,171 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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.



**29 BRIDGET DRIVE, SEDBURY, CHEPSTOW,
GLOUCESTERSHIRE, NP16 7AR**



£265,000

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

29 Bridget Drive comprises an older period property, dating from the 1920s and occupying a pleasant position within this sought after and established area of Sedbury, close to the historic town of Chepstow with its attendant range of facilities. A particularly attractive feature of this property are the views from the rear garden towards the Lower Wye Valley and Severn Estuary. Internally, the property offers spacious accommodation with entrance hall, living room, large garden room, updated kitchen, rear lobby, WC and utility room to the ground floor. To the first floor are three bedrooms along with modern bathroom.

Being situated in Sedbury, a range of facilities are close at hand to include local primary and secondary schools, doctors surgery and chemist, as well as shops and a pub, with a further abundance of amenities in nearby Chepstow. There are good bus, road and rail links with the A48, M4 and M48 motorway networks close at hand.

ENTRANCE PORCH

With door to side elevation. Storage area. Window to side.

HALLWAY

Stairs off: -

CLOAKROOM/WC

With low level WC and wash hand basin.

LIVING ROOM

4.93m x 3.35m (16'2" x 11')

With window to front elevation. Feature fireplace. Doors to: -

GARDEN ROOM

5.13m x 3.91m (16'10" x 12'10")

Having triple aspect windows, with French doors to large rear sundeck benefiting from views towards the Wye Valley.

KITCHEN

3.20m x 3.00m (10'6" x 9'10")

Appointed with a range of storage units with work surfacing over. Ceramic induction hob with extractor hood over. Single drainer sink unit. With door to side elevation, window and door to garden room.

REAR LOBBY

With door to side elevation.

UTILITY ROOM

With single drainer sink unit, space for washing machine.

FIRST FLOOR STAIRS AND LANDING

With window to front elevation.

BEDROOM 1

3.35m x 2.95m (11' x 9'8")

With window to rear elevation with open views.

BEDROOM 2

3.20m x 2.79m (10'6 x 9'2")

With window to rear with excellent views.

BEDROOM 3

3.45m x 1.78m (11'4" x 5'10")

With window to front elevation.

BATHROOM

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

OUTSIDE

GARDENS

To the front a small lawned area with gravelled parking for two vehicles. To the rear generously proportioned lawned garden with attractive westerly views towards the Wye Valley along with large raised decked area.

SERVICES

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

