



DIRECTIONS

From our Chepstow office proceed up Moor Street, turning left onto the A48. Proceed along this road turning right after the Wye Bridge into Sedbury. At the roundabout take the first exit into the new build development where following the numbering you will find the property on the 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.

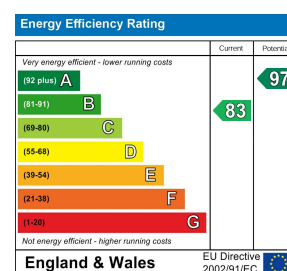
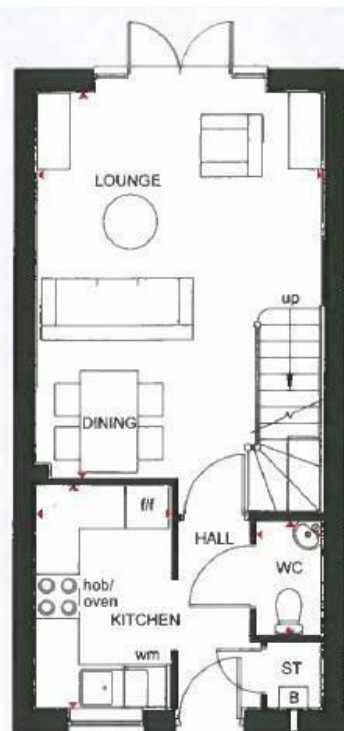


**56 CRANE POOL AVENUE, SEDBURY, CHEPSTOW,
GLOUCESTERSHIRE, NP16 7FS**

2 2 1 B

£280,000

**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. 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.

Moon & Co are delighted to offer to the market, this semi-detached property located on a sought-after development in Sedbury and being within short walking distance of both primary and secondary schools as well as being within easy reach of the extensive range of amenities offered in Chepstow. For the everyday commuter the A48 motorway network provides direct links to Bristol, Newport and Cardiff.

The property briefly comprises to the ground floor: entrance hall, cloakroom/WC, fully fitted kitchen and spacious living/dining room with French door to rear garden. To the first floor are two double bedrooms, one with en-suite shower room, along with family bathroom. Outside the property benefits from off-road parking for a number of vehicles and south-easterly facing garden with patio and lawn areas. We strongly recommend a viewing to appreciate what this property has to offer.

GROUND FLOOR

ENTRANCE HALL

Front entrance door with glazed panel leads through to a bright and airy entrance hall with a large built-in storage cupboard housing the gas combi boiler. Open to: -

KITCHEN

3.07m x 1.88m (10'1" x 6'2")

Comprising a fully fitted kitchen with extensive range of wall and base units with marble effect laminate worktop over and upstands. Inset stainless steel single drainer sink unit with mixer tap. Four ring electric hob with extractor hood over and electric oven/grill beneath. Integrated dishwasher, washing machine and full height fridge freezer. Window to the front elevation.

GROUND FLOOR WC

Appointed with low-level WC and corner pedestal wash hand basin with mixer tap. Half-tiled walls.

LIVING/DINING ROOM

5.31m x 3.94m (17'5" x 12'11")

Comprising a very well-proportioned reception room providing plenty of space for dining table and lounge area. French doors to rear garden. Useful open understairs storage space with staircase leading up to: -

FIRST FLOOR STAIRS AND LANDING

Loft access point.

BEDROOM 1

3.94m x 2.72m (12'11" x 8'11")

Good size double bedroom with large window to the rear aspect. Useful built-in airing cupboard. Door to: -

EN-SUITE SHOWER ROOM

Comprising a modern suite to include double width walk-in shower cubicle with mains fed shower unit and tiled surround, low-level WC and pedestal wash hand basin with mixer tap. Half-tiled walls. Heated towel rail.

BEDROOM 2

3.94m x 2.57m (12'11" x 8'5")

A double bedroom with large window to front elevation.

FAMILY BATHROOM

Appointed with a three-piece modern suite to include panelled bath with mixer tap, shower attachment and glass shower screen, pedestal wash handbasin with mixer tap and low-level WC. Heated towel rail. Half-tiled walls.

GARDENS

To the front is a low-maintenance garden area with a range of mature plants and shrubs. To the rear is a south-easterly facing garden with paved patio area and a very good size area laid to lawn. Fully enclosed by timber fencing with gated pedestrian access to the side, leading to parking/driveway.

PARKING

To the side of the property is a private tarmacadam driveway offering parking for a number of vehicles.

SERVICES

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

