

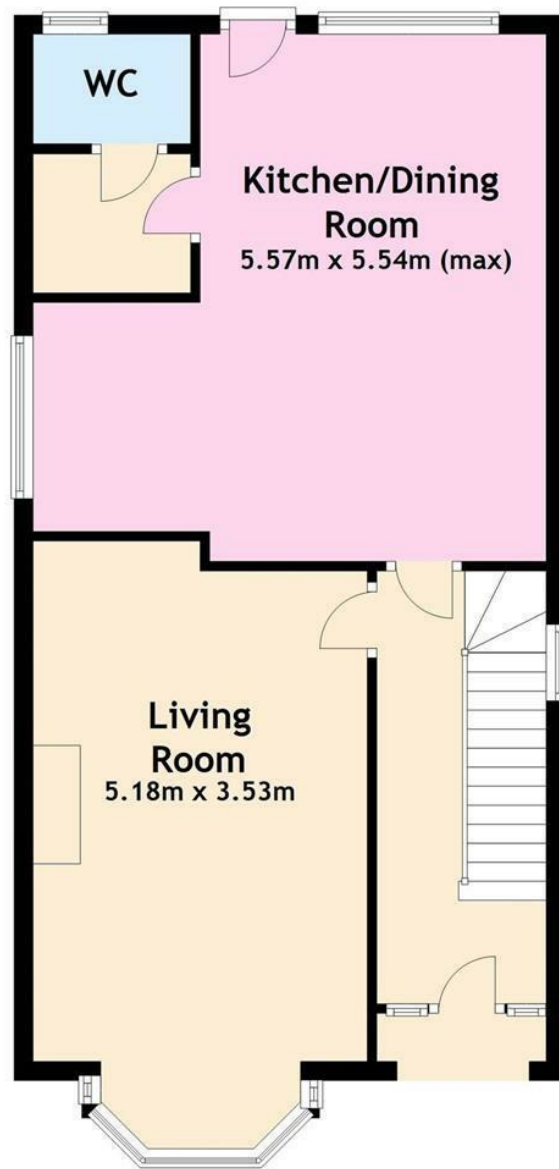
DIRECTIONS

From our Chepstow office proceed over the new Wye bridge towards Lydney, taking the first turning left signposted Tutshill, proceed along Gloucester Road turning left on the mini roundabouts onto Beachley Road, continue for approximately 60 meters where you will find the property on your left.

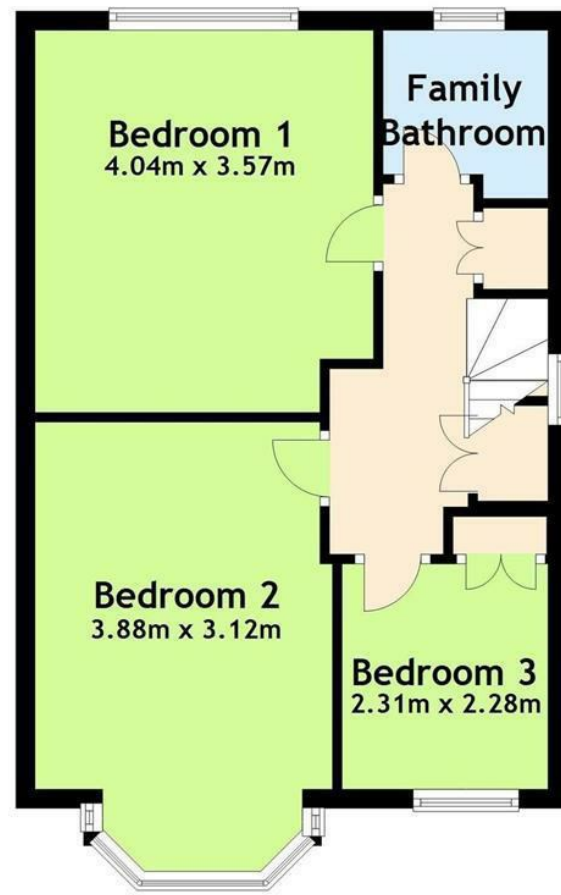
TENURE - FREEHOLD

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

Ground Floor



First Floor



**REESMARY BEACHLEY ROAD, TUTSHILL,
CHEPSTOW, GLOUCESTERSHIRE, NP16 7DJ**



£420,000

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The property comprises a well-presented and updated detached family house, offering period features such as bay windows and good ceiling heights but also benefits from modern updates offering comfortable family living. The property is located on the popular Beachley Road area of Tutshill, itself a very sought after location with excellent nearby schooling, convenience store, café and well-renowned butchers, as well as being close to the centre of Chepstow with its attendant range of amenities. Chepstow also benefits from good road access to the M48 motorway.

Rees Mary is also located on the periphery of the famous Wye Valley, a very pretty area with lots of attractive countryside walks.

GROUND FLOOR

ENTRANCE PORCH

With attractive arch window.

ENTRANCE HALL

With door to front elevation. Understairs storage. Stairs to first floor.

LIVING ROOM

5.18m x 3.53m (16'11" x 11'6")

A lovely bright and airy, well-proportioned reception room with deep bay window to front elevation with seats. Feature fireplace.

KITCHEN/DINING ROOM

5.57m x 5.54m maximum (18'3" x 18'2" maximum)

A large well-presented space with kitchen area appointed with a range of base and eye level storage units with hardwood work surfacing and tiled splashbacks, along with feature central island. One and half bowl and drainer stainless steel sink unit with mixer tap. Five ring gas hob with feature extractor over and eye level double oven. Space for dishwasher. Stable door and window to rear elevation, window to side elevation and Velux rooflight.

UTILITY ROOM

With space for washing machine and tumble dryer.

CLOAKROOM/WC

With low-level WC and wash hand basin. Window to rear elevation.

FIRST FLOOR STAIRS AND LANDING

With window to side elevation. Loft access point and airing cupboard.

BEDROOM 1

4.04m x 3.57m (13'3" x 11'8")

Spacious double bedroom with window to rear elevation.

BEDROOM 2

3.88m x 3.12m (12'8" x 10'2")

A bright and airy double bedroom of generous proportions with bay window to front elevation.

BEDROOM 3

2.31m x 2.28m (7'6" x 7'5")

A single bedroom with window to front elevation.

BATHROOM

Appointed with a contemporary three-piece suite to include pedestal wash hand basin, low-level WC and panelled bath with shower over. Ceramic tiled finish to walls. Window to rear elevation.

GARDEN

To the front with pretty courtyard garden and steps leading to front porch. To the rear is a well-enclosed level garden with large terraced area, which could be utilised for additional parking, along with lawned area and pleasant seating area. All well-fenced and enjoying a sunny aspect.

SERVICES

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

