



DIRECTIONS

From our Chepstow office proceed to the main St. Lawrence roundabout taking the first exit into Fair View. At the end of Fair View turn right and then immediately left into Maple Avenue. Continue down Maple Avenue where you will find Willow Close on your left hand side.

SERVICES

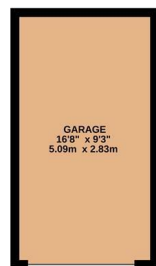
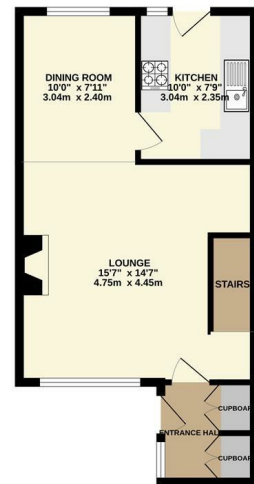
All mains services are connected to include gas central heating.
Council tax band D.

TENURE - FREEHOLD

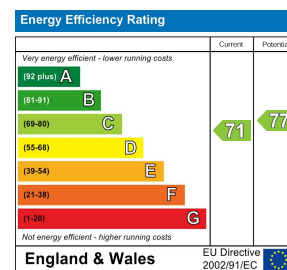
You are recommended to have this verified by your legal advisors at your earliest convenience.



GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 956 sq.ft. (88.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



2 WILLOW CLOSE, BULWARK, CHEPSTOW, MONMOUTHSHIRE, NP16 5RA



GUIDE PRICE £260,000

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

Occupying a pleasant position within this quiet cul-de-sac setting on a popular residential development, this mid-terrace property offers fantastic well-planned living accommodation that will suit a variety of clients. The well-planned layout briefly comprises to the ground floor: entrance hall leading into a sizable lounge/dining room as well as a fully fitted kitchen, whilst to the first floor there are two double bedrooms, a third single bedroom and a family bathroom. The property further offers low maintenance level gardens to both the front and the rear, as well as a single garage a short walking distance from the property with an allocated parking space in front.

The current vendors have extensively updated the property since their ownership and the property now benefits from a new roof with insulation (completed within the last three years), as well as other general updates. We strongly recommend an internal viewing to appreciate what this property has to offer.

GROUND FLOOR

ENTRANCE HALL

uPVC entrance door and window to the side elevation. Two very useful fitted storage cupboards, one housing the Baxi combi boiler, there is also space for a tumble dryer. Internal door leading to:-

LOUNGE AREA

4.75m x 4.45m (15'7" x 14'7")

A very generous reception space with full-height window to the front elevation overlooking the gardens. Feature wall-mounted electric fire. Staircase to the first floor. Open plan to:-

DINING AREA

3.05m x 2.41m (10'0" x 7'11")

Providing a further reception space with window to the rear elevation overlooking the garden. Door to:-

KITCHEN

3.05m x 2.36m (10'0" x 7'9")

Comprising an extensive range of fitted wall and base units with ample wooden worktop and tiled splashback. One bowl and drainer stainless steel sink unit with mixer tap. Four-ring gas hob with electric oven/grill beneath. Space for a freestanding full height fridge/freezer and space and plumbing for under-counter dishwasher and washing machine. Window and pedestrian door to the rear garden. The kitchen has potential to reconfigure and incorporate with the dining area to create modern open plan living if desired.

FIRST FLOOR STAIRS AND LANDING

A spacious landing area with loft hatch and built-in airing cupboard with inset shelving. Doors to all first floor rooms.

BEDROOM 1

3.51m x 2.87m (11'6" x 9'5")

A very generous double bedroom with fitted wardrobes to one side and a large picture window to the front elevation.

BEDROOM 2

3.05m x 2.87m (10'0" x 9'5")

A good size double bedroom with a window to the rear elevation.

BEDROOM 3

2.59m x 1.88m (8'6" x 6'2")

A single bedroom, currently utilised as a study. Built-in over stairs storage cupboard. Window to the front elevation.

FAMILY BATHROOM

Comprising a modern suite to include P-shaped bath with mains fed shower over and glass shower screen, wash hand basin inset to vanity unit with mixer tap and low-level WC. Fully tiled walls. Heated towel rail. Frosted window to the rear elevation.

OUTSIDE

GARDENS

The front of the property is approached by a private gated pedestrian pathway which leads to the front entrance door. There is a sizeable paved patio area, perfect for enjoying the evening westerly sun whilst the majority of the front garden is laid to level lawn, fully enclosed by timber fencing to all sides. The rear garden comprises a paved patio area and a low maintenance area laid to artificial lawn, as well as a paved pathway leading to the pedestrian gate at the rear of the garden. The rear garden is fully enclosed by timber fencing and brick wall.

GARAGE

5.08m x 2.82m (16'8" x 9'3")

Situated approximately 20 metres from the property with manual up and over door. To the front of the garage there is also an allocated parking space.

SERVICES

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

