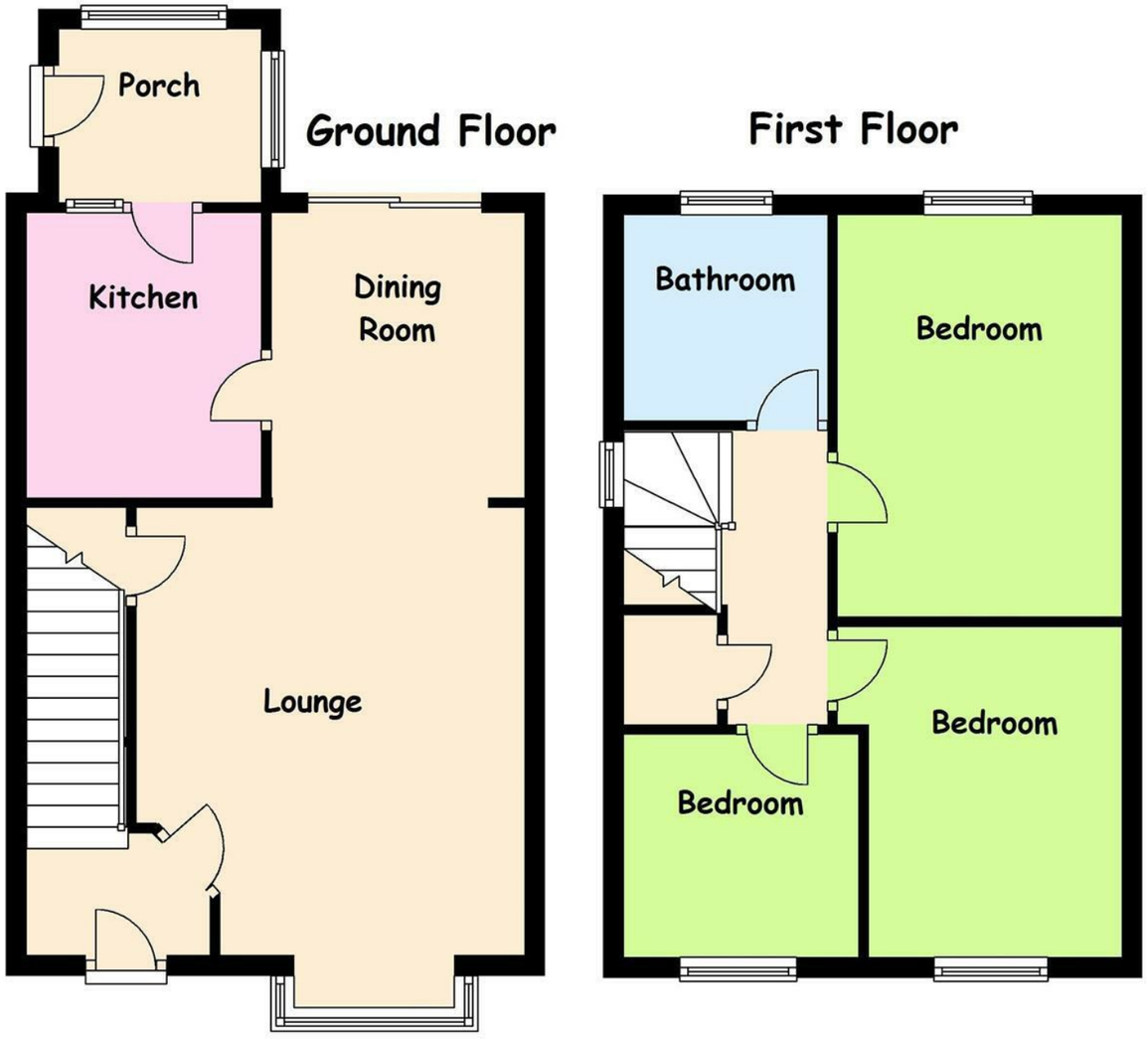
DIRECTIONS

From our Chepstow office proceed up Moor Street turning left onto the A48. Continue along this road and over the Wye bridge, taking the first right signposted Sedbury. At the roundabout take the fourth exit and then first right into The Martins. Proceed along this road taking the first turning left where you will find the property on the left-hand side.

TENURE - FREEHOLD

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

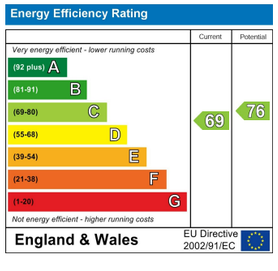


DISᶜ
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and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

13 THE MARTINS, TUTSHILL, CHEPSTOW, GLOUCESTERSHIRE, NP16 7DP

3 1 2 C

£285,000

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

A great opportunity to purchase a recently renovated, three-bedroom, semi-detached property, situated in the ever-popular cul-de-sac of The Martins in Tutshill. The property briefly comprises, a brand-new fitted kitchen, sitting/dining room to the ground floor and three bedrooms with family bathroom to the first floor. Outside the property benefits from a private driveway with parking for two vehicles to the side, and a private rear garden.

Being situated in Tutshill, a range of local facilities are close at hand to include primary and secondary schools, shops, chemists and doctor's surgery all within walking distance, with a further range of amenities in nearby Chepstow. There are good bus, rail and road links with the A48, M48 and M4 motorway network bringing Bristol, Cardiff and Newport, all within commuting distance.

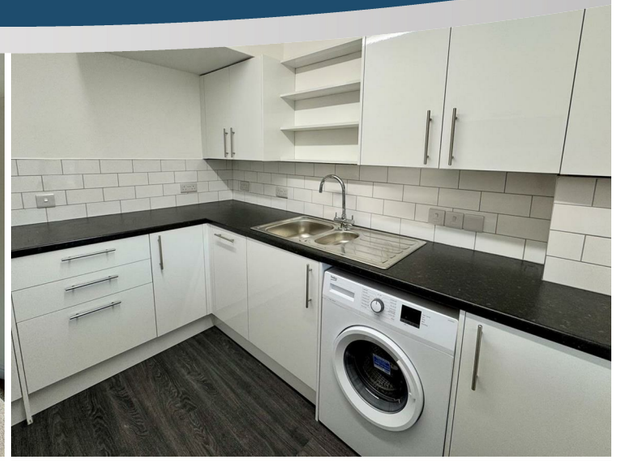
GROUND FLOOR

ENTRANCE HALL
Half-glazed door leads into an entrance hall with stairs to first floor.

LIVING/DINING ROOM
3.86m x 7.18m maximum measurements (12'7" x 23'6" maximum measurements)
Spacious open plan space with bay window to front elevation and patio doors to rear garden. Under stairs storage cupboard.

KITCHEN
2.76m x 2.26m (9'0" x 7'4")
Newly installed kitchen appointed with a matching range of base and eye-level storage units with granite effect work surfacing over and tiled splashbacks. One and a half bowl and drainer stainless steel sink unit with mixer tap. Four ring electric hob with concealed extractor hood over and oven below. Built-in dishwasher and fridge/freezer, space and plumbing for washing machine (could remain if required). Half-glazed door to rear lobby and window to rear elevation. Wood effect flooring.

FIRST FLOOR STAIRS AND LANDING
With window to side elevation. Loft access point and overstairs storage cupboard.



BEDROOM 1
3.95m x 2.74m (12'11" x 8'11")
Spacious double bedroom with window to rear elevation.

BEDROOM 2
2.72m x 3.18m (8'11" x 10'5")
With window to front elevation.

BEDROOM 3
2.26m x 1.89m (7'4" x 6'2")
With window to front elevation.

FAMILY BATHROOM
Updated and currently comprising a three-piece suite to include wash hand basin inset to vanity storage with chrome mixer tap, low-level WC and P-shape panelled bath with chrome mixer tap and handheld and rainfall Chrome shower attachments and curved glass shower screen. Heater towel rail. Wooden effect flooring and part-panelled walls.

PARKING
To the side of the property is a private driveway providing parking for two vehicles.

GARDENS
The front garden is laid to lawn with low-maintenance border and mature shrubs. To the rear is a terraced garden with lawned area and steps leading down to a spacious patio. Large storage shed to remain.

SERVICES
All mains services are connected with mains gas central heating.
Council Tax Band C.

