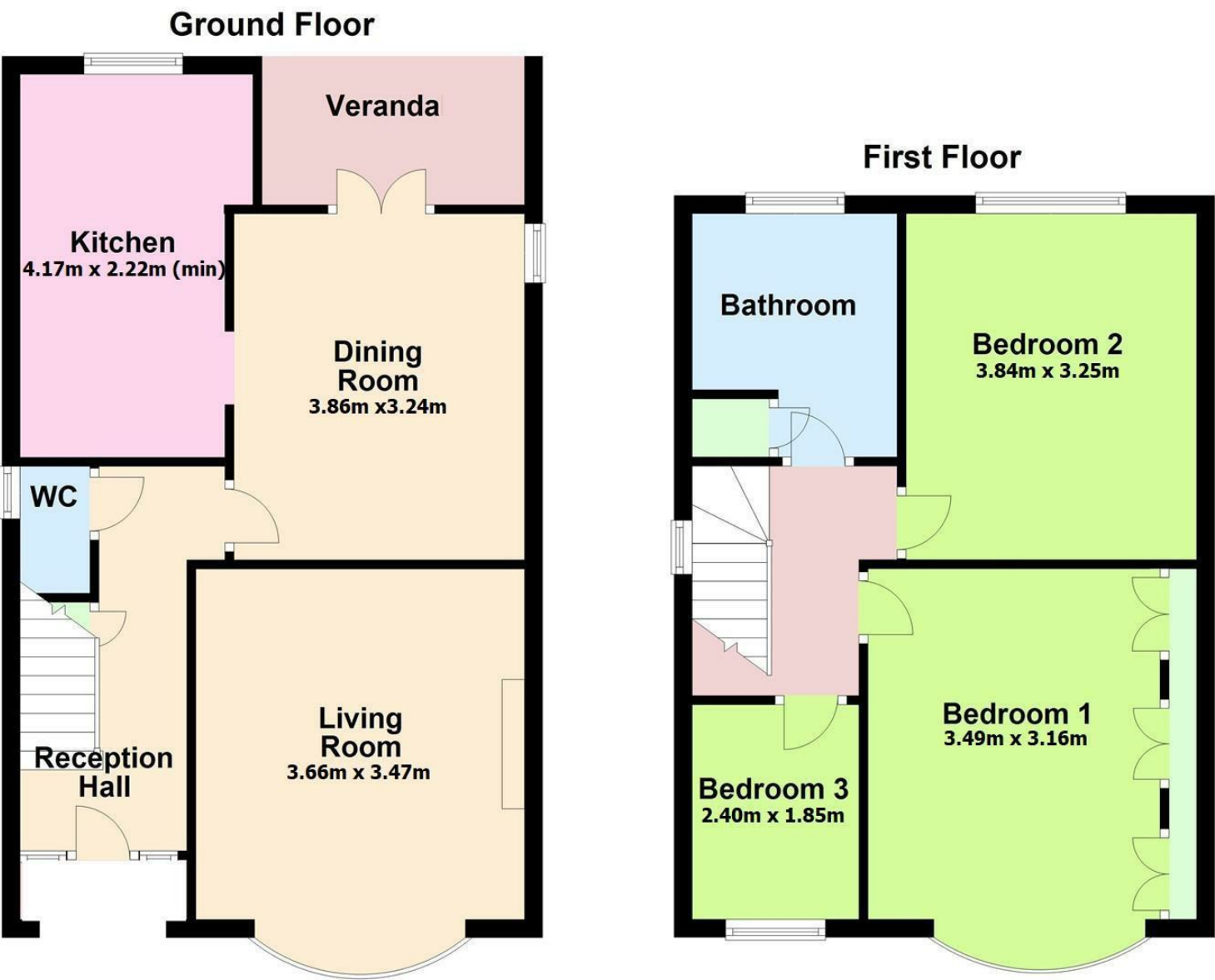


DIRECTIONS

From our Chepstow office, proceed up the High Street through the arch into Moor Street, turning left onto the A48. Proceeding down the hill through the traffic lights, continue over the bridge, take the next left, signposted Tutshill. Proceed along Gloucester Road, go straight across two mini roundabouts, where you will find the property on your left-hand side.

TENURE - FREEHOLD

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



CROSSROADS, BEACHLEY ROAD, TUTSHILL,
CHEPSTOW, GLOUCESTERSHIRE, NP16 7DJ

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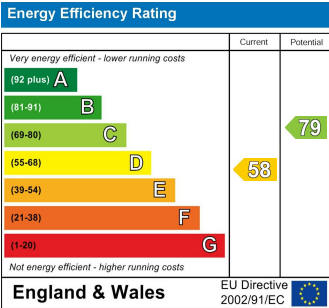
£350,000

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.



Occupying a very convenient and pleasant position within the desirable village of Tutshill and being within walking distance to very sought after primary and secondary schooling as well as the amenities offered in Chepstow town centre. This 1930's attractive detached home is offered to the market with the benefit of no onward chain with the existing layout briefly comprising, to the ground floor: a welcoming entrance hall with feature parquet flooring, cloakroom/WC, well proportioned lounge with feature bay window, a sizeable dining room with French doors to the rear garden and a fully fitted kitchen, whilst to the first floor there are two sizeable double bedrooms and third single bedroom along with a family bathroom. The property further benefits a private driveway to the front providing off street parking for at least two vehicles. To the rear is a good size-low maintenance and level garden with patio area and level lawn. Furthermore the property offers potential to extend to the rear, subject to the necessary consents, to create a sizeable family home.

The property is in a popular village location retaining excellent access to both Chepstow town centre and the motorway network perfect for the everyday commuter.

GROUND FLOOR

STORM PORCH

Arched storm porch with attractive quarry tiled floor.

ENTRANCE HALL

The front door opens into a welcoming entrance hall, flanked by frosted glass side panels that flood the space with natural light. Feature solid wood parquet flooring and a staircase leading to the first floor landing.

CLOAKROOM/WC

With low-level WC and wall-mounted wash hand basin with tile splashback. Mosaic tiled floor. Frosted window to the side elevation.

LOUNGE

3.66m x 3.47m (12'0" x 11'4")

A lovely well-proportioned main reception room enjoying a feature bay window to the front elevation and an open fireplace with slate hearth and tile surround.

DINING ROOM

3.86m x 3.24m (12'7" x 10'7")

A second generous reception space with solid wood flooring enjoying a dual aspect with a frosted window to the side elevation and French doors leading out to the rear garden. Open plan to:-

KITCHEN

4.17m x 2.22m (13'8" x 7'3")

Comprising an extensive range of fitted wooden wall and base units with solid wood worktops over. Feature inset double Belfast sink with mixer tap. Freestanding Belling electric range cooker with tile splashback. Space for a full height freestanding fridge/freezer and space and plumbing for dishwasher and washing machine. Solid wood flooring. Window to the rear elevation enjoying views across the gardens.

FIRST FLOOR STAIRS AND LANDING

A bright and airy landing area with frosted window to side elevation and loft hatch.

BEDROOM 1

3.49m x 3.16m (11'5" x 10'4")

A very well proportioned principal bedroom enjoying a feature bay window to the front elevation and fitted wardrobes to one side.

BEDROOM 2

3.84m x 3.25m (12'7" x 10'7")

A second generous double bedroom with window to the rear elevation.

BEDROOM 3

2.40m x 1.85m (7'10" x 6'0")

Offering versatile use either as a single bedroom or indeed a

perfect study for the everyday homeworker with window to the front elevation.

FAMILY BATHROOM

Comprising a neutral suite to include panelled bath with mains fed shower over, glass shower screen and tile surround, low-level WC and wash hand basin inset to vanity unit with mixer tap. Frosted window to the rear elevation. Built-in airing cupboard housing the Worcester gas combi boiler also with inset shelving.

OUTSIDE

GARDENS

The front of the property benefits a private driveway providing parking for two vehicles. Gated pedestrian access to the rear garden comprising a raised decking area providing a lovely private spot for relaxing and entertaining. A step down leads to the main garden area which is laid to level lawn. Furthermore there is an area laid to stones and a further patio area providing additional space for socialising. The rear garden is fully enclosed by timber fencing and feature stonewall.

SERVICES

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

