



### DIRECTIONS

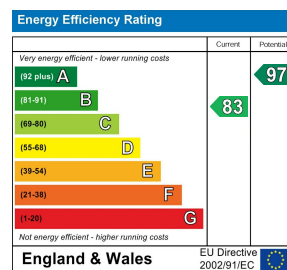
From our Chepstow office proceed up Moor Street, turning left onto the A48. Proceed along this road turning right after the Wye Bridge into Sedbury. At the roundabout take the first exit into the new build development where following the numbering you will find the property on the right-hand side.

### 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.



# 58 CRANE POOL AVENUE, SEDBURY, CHEPSTOW, GLOUCESTERSHIRE, NP16 7FS

2 2 1 B

## £287,500

Sales: 01291 629292  
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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.

Occupying a pleasant position within this modern residential development on the outskirts of Chepstow, this immaculately presented and deceptively spacious semi-detached property offers well-planned living accommodation that will no doubt suit a variety of markets. The current living accommodation briefly comprises to the ground floor: a welcoming entrance hall with useful built-in storage cupboard, WC/cloakroom, fully fitted kitchen and a very well-proportioned open plan living/dining room with French doors to the rear garden. To the first floor the property benefits two very generous double bedrooms, the principal bedroom with built-in storage cupboard and en-suite shower room along with family bathroom. Further benefits include a good size rear garden with patio area and area laid to lawn and to the side, private driveway providing off-street parking for at least two vehicles. The property is super efficient and benefits an EPC rating B. We would strongly recommend arranging an internal view to appreciate all this property has to offer. Ideal for first time buyers or a professional couple looking for an easy commute to surrounding cities as well as young families and the retired market seeking low-maintenance.

## GROUND FLOOR

### ENTRANCE HALL

Welcoming light and airy entrance hall with wood effect laminate flooring. Useful built-in storage cupboard housing gas combi boiler. Open access to: -

### KITCHEN

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

Appointed with an extensive range of fitted base and eye level modern units with ample laminate worktop and feature tiled splashback. Range of integrated appliances to include four ring gas hob with extractor hood over and electric oven/grill beneath, dishwasher, washing machine and full height fridge freezer. Inset stainless steel sink with drainer and mixer tap. Wood effect laminate flooring. Window to the front elevation.

### CLOAKROOM/WC

Pedestal wash hand basin with mixer tap and low-level WC. Half-tiled walls and wood effect laminate floor.

## LIVING/DINING ROOM

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

A very well-proportioned reception space with French doors leading out to the rear garden. Attractive wood effect laminate floor. Useful open understairs storage space with staircase leading up to the first floor.

## FIRST FLOOR STAIRS AND LANDING

Loft access point to a fully boarded loft space.

## BEDROOM 1

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

A good sized double bedroom with large window to rear elevation. Built-in storage cupboard with shelving and hanging rail.

## EN-SUITE SHOWER ROOM

Comprising a modern three-piece 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. Frosted window to side aspect.

## 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 suite to include panelled bath

with taps and tiled surround, low-level WC and pedestal wash hand basin with mixer tap. Wall-mounted heated towel rail. Half-tiled walls. Wood effect laminate flooring. Frosted window to the side aspect.

## GARDENS

To the front is a low-maintenance area laid to lawn and a range of mature plants and shrubs with attractive picket fencing with steps leading up to the front door. To the rear is a good size paved patio area offering a lovely space for dining and entertaining, with an area laid to stones to either side. The further garden is laid to lawn with attractive range of mature plants and shrubs. There is also a very useful composite outdoor shed providing ideal storage facility. The rear garden is fully enclosed by timber fencing and brick wall along with pedestrian gate to the side.

## PARKING

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

## SERVICES

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

