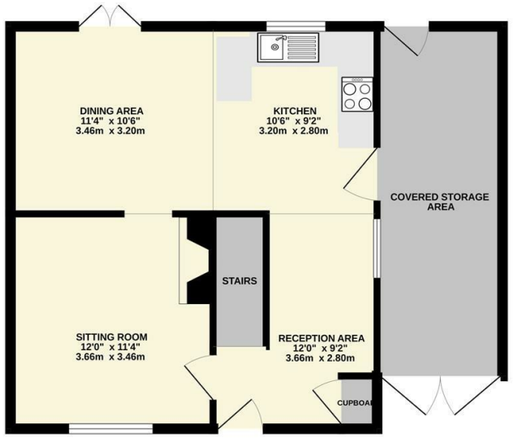
DIRECTIONS

From our Chepstow office, proceed up Moor Street turning right towards the bus station and then immediately left onto Mounton Road. Continue up the hill turning right onto Ruffetts Close, where you will find the property on the right hand side.

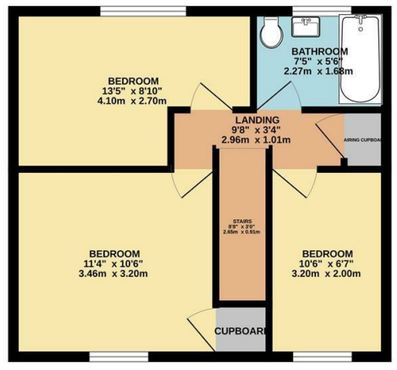
TENURE - FREEHOLD

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

GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.4 sq.m.) approx.

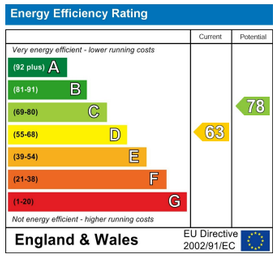
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.





MOON&CO

26 RUFFETTS CLOSE, CHEPSTOW, MONMOUTHSHIRE, NP16 5BP

3 1 1 D

£315,000

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

The property comprises a semi-detached family house dating from the early 1960s, occupying an attractive elevated position with far reaching views to the rear across the Lower Wye Valley and Chepstow, being extremely convenient for Chepstow's town centre.

The vendor has updated the property throughout, presented to a high standard and briefly comprises to the ground floor: entrance hall, living room, kitchen/dining/family room with three bedrooms and family bathroom to the first floor. Outside the property benefits from off-road parking and landscaped gardens to the rear offering spectacular views towards the Lower Wye Valley and Severn Estuary.

Viewing is highly recommended.

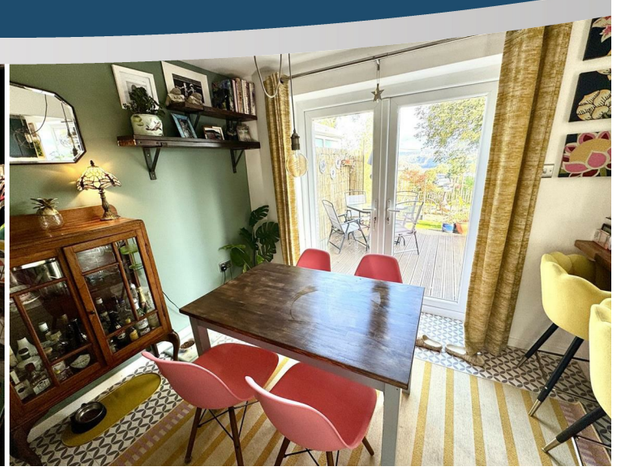
GROUND FLOOR

ENTRANCE HALL
3.66m x 2.79m (12'0" x 9'2")
Spacious entrance hall with door to front elevation. Stairs to first floor and under stairs storage cupboard, along with built-in storage cupboard. Courtesy door and window to a useful covered store area. Open to: -

KITCHEN/FAMILY/DINING ROOM

KITCHEN AREA
2.79m x 2.24m (9'2" x 7'4")
Appointed with an extensive range of base and eye-level storage units with ample solid wood work surfacing over and laminate tiled splashbacks. Inset one bowl and drainer stainless steel sink unit with mixer tap. Four ring induction hob with extractor hood over and eye-level double oven. Integrated dishwasher and washing machine, space for American style fridge/freezer. Window to rear with attractive views.









DINING AREA
3.45m x 2.24m (11'4" x 7'4")
With French doors to rear garden. Sliding doors to: -

LIVING ROOM
3.66m x 3.45m (12'0" x 11'4")
With window to front elevation and open fireplace with wood burning stove.

FIRST FLOOR STAIRS AND LANDING
Loft access point and airing cupboard.

BEDROOM 1
3.45m x 3.20m (11'4" x 10'6")
A double bedroom with window to front elevation. Storage cupboard.

BEDROOM 2
4.09m x 2.69m (13'5" x 8'10")
A double bedroom with window to rear elevation with far-reaching views.

BEDROOM 3
3.20m x 2.01m (10'6" x 6'7")
A good size single bedroom with window to front elevation.

BATHROOM
Updated with a three-piece suite comprising panelled bath with shower over, low-level WC and wash hand basin with mixer tap inset into storage unit. Tiled walls and tiled flooring. Frosted window to rear elevation.

OUTSIDE

STORE AREA
Useful undercover store area with doors to front and rear elevations. Courtesy door and window into entrance hall.

GARDENS
To the front is a small garden with private driveway offering parking. To the side is a useful cupboard/utility area/porch. To the rear is an extensive landscaped garden with raised sun terrace, lawned area, extensive vegetable and flower borders with lower seating area with spectacular views across Chepstow, Chepstow Castle and the Lower Wye Valley.

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

