

DIRECTIONS

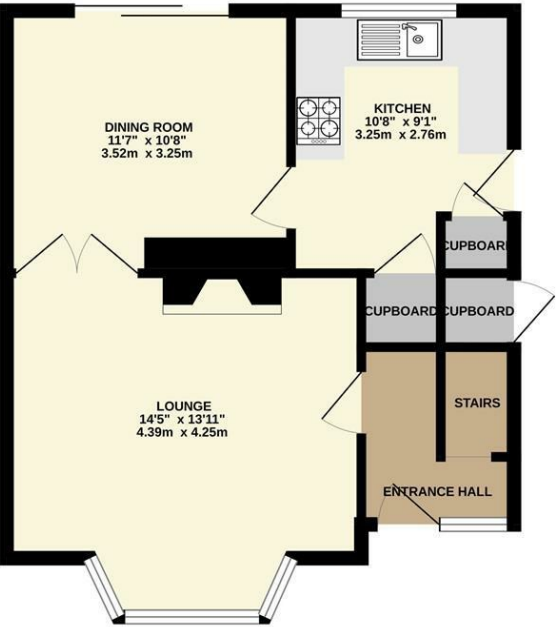
From Chepstow high street drive through the town arch onto Moor Street turning left onto the A48, follow the road taking the right-hand turn towards Sedbury, at the roundabout take the third exit. Continue along this road taking the second exit on the next mini roundabout onto Sedbury Lane and then take the first turning right into Castle View, follow the road around to the right onto Severn Avenue where you will find the property on the right-hand side.

TENURE - FREEHOLD

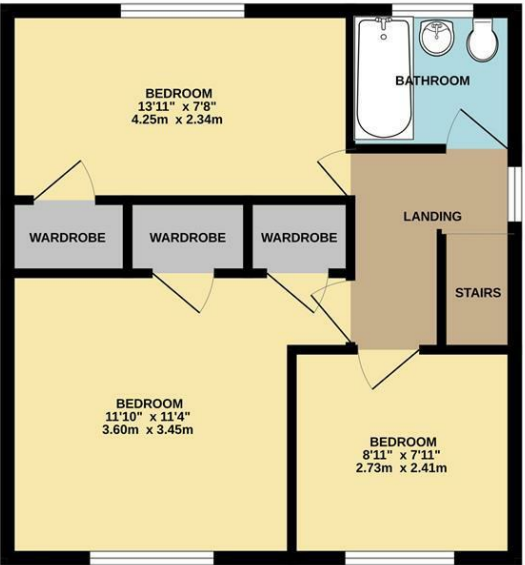
You are recommended to have this verified by your legal advisors at your earliest convenience.



GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.

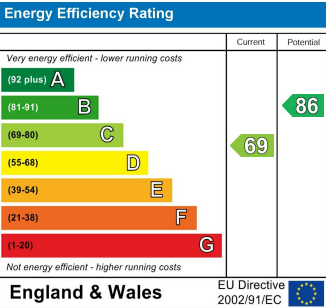


TOTAL FLOOR AREA: 908 sq.ft. (84.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.

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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.



25 SEVERN AVENUE, TUTSHILL, CHEPSTOW,
GLOUCESTERSHIRE, NP16 7EF

3 1 2 C

£339,950

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

A spacious semi-detached property situated within the popular village of Tutshill, with its attendant range of local facilities close at hand to include primary and secondary schooling, Morrisons Daily, butchers and a Café. With a further abundance of facilities in nearby Chepstow along with good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.

The property briefly comprises to the ground floor, reception hall with access to the sitting room which in turn leads to the dining room and kitchen. To the first floor are three bedrooms and family bathroom. Outside the property benefits from off-road parking to the front, single garage along with level and sizable rear garden.

GROUND FLOOR

ENTRANCE PORCH

Half-glazed uPVC door and half glazed panel leading to entrance porch. Giving access to: -

RECEPTION HALL

Frosted full height window and half glazed door. Stairs to first floor.

SITTING ROOM

4.39m x 4.24m (14'5" x 13'11")

Light reception room with bay window to front elevation and feature fireplace. Double doors to: -

DINING ROOM

3.53m x 3.25m (11'7" x 10'8")

Formal dining room with sliding patio doors to rear garden.

KITCHEN

4.17m x 2.77m (13'8" x 9'1")

Appointed with a range of base and eye level storage units with granite effect work surfacing over and subway style tiled splash backs. One bowl and drainer stainless steel sink unit with mixer tap. Space for cooker, washing machine and fridge/freezer. Ceramic tiled flooring. Two handy storage cupboards. Window to rear garden.

FIRST FLOOR STAIRS AND LANDING

Window to side elevation. Loft access point.

BEDROOM 1

3.61m x 3.45m (11'10" x 11'4")

A spacious double bedroom with large picture window to front elevation. Range of built-in wardrobes and two cupboards one of which housing Worcester combi boiler.

BEDROOM 2

4.24m x 2.34m (13'11" x 7'8")

A double bedroom with window to rear elevation. Storage cupboard.

BEDROOM 3

2.72m x 2.41m (8'11" x 7'11")

A single bedroom with window to front elevation.

SHOWER ROOM

Appointed with a three-piece suite to include low-level WC,

pedestal wash-hand basin with chrome taps and double shower unit with glass sliding shower door and electric shower over. Fully tiled walls. Frosted window to rear elevation.

GARAGE

Blocked paved private driveway providing parking for two vehicles leads through the gate to a single car garage with up and over door, pedestrian door to side and windows to side and rear.

GARDENS

At the front of the property there are some mature trees and shrubs. The first floor front elevation being finished with vertical western red cedar weather board. To the rear is a spacious private garden mainly laid to lawn with patio area.

SERVICES

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

