



DIRECTIONS

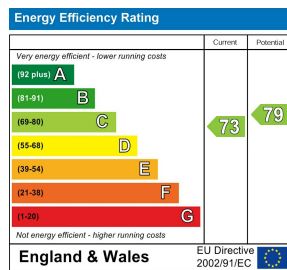
From our Chepstow office, proceed up Moor Street, turning right onto the A48 to the St Lawrence roundabout, take the first exit onto Fair View, continue along this road, at the T junction turn right then immediately left onto Maple Avenue. Continue along this road, turning left onto Sycamore Avenue which leads onto Laburnam Way, proceed onto Laburnum Way, where following the numbering you will find the property on the right hand side.

SERVICES

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

TENURE - FREEHOLD

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



TOTAL FLOOR AREA - 633 sq ft. (58.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of rooms, corridors, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance only and should not be used as such for any purpose other than for general information. The survey, report and documents shall not be relied upon and no guarantee as to their accuracy or efficiency can be given.
Made and Signed 15/05/2023

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.



**10 LABURNAM WAY, CHEPSTOW,
MONMOUTHSHIRE, NP16 5RF**



£225,000

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

Offered to the market with the benefit of no onward chain this deceptively spacious mid-terrace bungalow will no doubt suit a variety of markets to include first time buyers, professional couples or indeed the retired market seeking a quiet location within easy access of local amenities.

The well planned current layout briefly comprises entrance porch, well proportioned lounge/dining room, fully fitted kitchen, two bedrooms and a family bathroom. The property further benefits low maintenance gardens to both the front and the rear as well as a single garage, and allocated parking space a short walking distance away.

The property is situated in a popular residential location on a quiet no through road retaining easy walking distance to local amenities as well as being a short distance from both Chepstow town centre and the motorway network making this ideal for the commuter. We would strongly recommend an internal viewing to appreciate what this property has to offer.

ENTRANCE PORCH

uPVC entrance door. Fitted storage unit and an internal door to:-

LOUNGE/DINING ROOM

4.70m x 3.48m (15'5" x 11'5")

A well proportioned reception space with feature fireplace, enjoying a full height window to the front elevation. Wood effect laminate floor. Door to the inner hall, and door to:-

BEDROOM 2

3.68m x 1.91m (12'1" x 6'3")

With window to front elevation. Built-in wardrobes and airing cupboard housing the Worcester gas combi boiler. Wood effect laminate floor.

INNER HALL

With tile effect flooring and access to the part boarded loft space.

BEDROOM 1

4.50m x 2.59m (14'9" x 8'6")

A spacious double bedroom with window to rear elevation. Fitted wardrobes.

FAMILY BATHROOM

Comprising a modern and neutral suite to include panelled bath with mains fed wall mounted shower unit, glass shower screen and tiled surround, wash hand basin inset to vanity unit with mixer tap and low-level WC. Heated towel rail. Tile effect flooring.

KITCHEN

2.90m x 2.51m (9'6" x 8'3")

A fully fitted kitchen comprising a range of wall and base units with ample laminate worktop and tiled splashbacks. Inset stainless steel sink with drainer. Freestanding electric cooker, full height fridge/freezer, washing machine and tumble dryer (the white goods are available by a separate negotiation). Tile effect flooring. Window and door to:-

CONSERVATORY

4.42m x 2.26m (14'6" x 7'5")

A versatile space which could be used as a further reception room or home office. French doors lead out to the rear garden.

OUTSIDE

To the front of the property is an area laid to lawn and a pedestrian pathway leading to the entrance door. The rear garden comprises a sizeable paved patio area which leads to an area laid to lawn, and a range of attractive flowers and shrubs. Garden shed. A paved pedestrian path leads to the gated access out to the pedestrian lane at the rear. The rear garden is fully enclosed by timber fencing and block wall.

GARAGE

Situated at the end of the terrace, together with one allocated parking space.

SERVICES

All mains services are connected to include gas central heating.

