



## DIRECTIONS

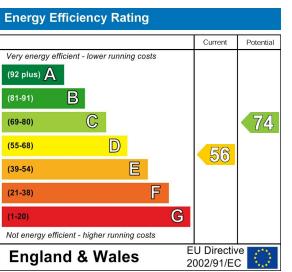
From our Chepstow office proceed over the new Wye Bridge towards Lydney taking the first exit on your right. At the mini-roundabout bear left and follow this road without deviation to Beachley. As you approach Beachley take the first turning on your left into Loop Road and then the first turning on your right into Inner Loop Road. Proceed along Inner Loop Road where you will find the property on your left-hand side.

## SERVICES

Mains water, gas and electricity. Communal sewerage.  
Council tax band D.

## TENURE - FREEHOLD

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



**36 INNER LOOP ROAD, BEACHLEY, CHEPSTOW,  
GLOUCESTERSHIRE, NP16 7HF**



**£425,000**

**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.

Coming to the market for the first time in over 50 years, this charming detached bungalow, occupies a pleasant position within this established residential area. The property briefly comprises, spacious sitting room, conservatory, kitchen, shower room and three bedrooms. The property sits in a very generous plot with surrounding level gardens offering the opportunity for further development, subject to planning consent.

Situated within this popular residential area, local amenities can be found at Sedbury to include doctors' surgery and local store plus public house, junior and comprehensive schooling. Chepstow is also close at hand with its attendant range of facilities along with bus and rail links. The A48, M48, M4 and M5 motorway network bring Newport, Cardiff, Bristol, Gloucester and Cheltenham within commuting distance. The world-famous Wye Valley and Forest of Dean are also nearby.

#### RECEPTION HALL

A half glazed stained glass uPVC door leading into the reception hall which gives access to all rooms.

#### SITTING/DINING ROOM

**7.12m x 6.32m (23'4" x 20'8")**

A lovely spacious open plan sitting/dining room with two uPVC windows to the front elevation. Feature fireplace with marble hearth, wooden mantel and gas fire.

#### KITCHEN

**3.12m x 2.83m (10'2" x 9'3")**

Fitted with a range of base and eye level cupboards with marble granite effect worktop and tiled splashbacks. Inset one bowl and drainer stainless steel sink unit with chrome mixer tap. Space for a free standing cooker with concealed extractor fan over. Built-in washing machine and fridge/freezer. Tiled floor. Sliding glass door to inner hallway. Window to side elevation and door to: -

#### CONSERVATORY

**3.12m x 3.08m (10'2" x 10'1")**

With uPVC windows and sliding door to rear garden. Tiled flooring.

#### INNER HALLWAY

With loft access point and airing cupboard.



#### BEDROOM 1

**4.08m x 3.36m (13'4" x 11'0")**

A spacious double bedroom with window to the rear elevation and a range of built-in bedroom furniture.

#### BEDROOM 2

**3.36m x 2.58m (11'0" x 8'5")**

A double bedroom with window to rear elevation and a range of built-in bedroom furniture.

#### BEDROOM 3

**2.80m x 2.76m (9'2" x 9'0")**

Currently utilised as a study with window to side elevation.

#### SHOWER ROOM

Appointed with a three piece suite to include low-level WC, wash hand basin inset to vanity storage unit and a spacious double shower unit with chrome shower attachments and rainfall overhead shower. Fully tiled walls and tiled flooring. Heated chrome towel rail.

#### OUTSIDE

#### GARAGE

A tarmac driveway with gated access, providing parking for a number of vehicles, leads to garage with up and over door, power and light with workshop at the rear.

#### GARDENS

The property stands in a generous plot with front garden mainly laid to lawn with mature trees and shrubs. To the rear is a beautiful mature level garden with a good range of trees, shrubs and plants. There is a spacious patio area perfect for dining and entertaining. To the side of the property is a shed currently utilised as a laundry room.

#### AGENTS NOTE

Please note that the property is of a steel frame construction.

#### SERVICES

Mains water, gas and electricity. Communal sewerage.

