



## DIRECTIONS

From our Chepstow office proceed over the new Wye Bridge toward Lydney, taking the first turning on your right. At the next mini roundabout take the fourth exit onto Beachley Road, head up Beachley Road to the next mini roundabout turning right into Sedbury Lane. Continue along Sedbury Lane taking the third turning on your right into Severn Avenue, proceed around where you will find this property on your right-hand side.

## SERVICES

All mains services are connected, to include mains gas central heating.  
Council Tax Band C

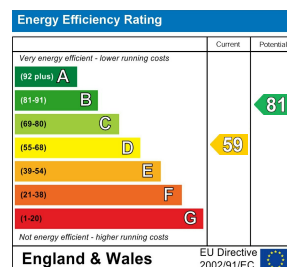
## TENURE - FREEHOLD

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

GROUND FLOOR  
918 sq.ft. (85.2 sq.m.) approx.



TOTAL FLOOR AREA - 918 sq.ft. (85.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan presented 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.  
Made with Floorplan 12/2021



**2A SEVERN AVENUE, TUTSHILL, CHEPSTOW,  
GLOUCESTERSHIRE, NP16 7EF**

 **3**  **2**  **1**  **D**

**£359,950**

**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.



Offered to the market with no onward chain, Severn Avenue comprises a well-presented, detached single-storey bungalow occupying a pleasant and spacious position within this quiet and established sought-after village location. The well-planned accommodation affords fantastic versatility and briefly comprises entrance hall, lounge, dining room/bedroom three, open plan kitchen/breakfast room, study, two double bedrooms (principal with en-suite) and a shower room. The property further benefits an extensive private driveway and lawned area to the front and to the rear, there is a sizeable low-maintenance garden. This will no doubt attract a variety of markets, given it's flexibility, and would suit a professional couple, families, or indeed those looking to downsize and be amongst village life. We would strongly advise an internal viewing to appreciate what this property has to offer.

Severn Avenue is located in Tutshill village with its attendant range of facilities, as well as excellent schooling and also near to Chepstow's town centre, with road links to the M48 motorway.

**ENTRANCE HALL**

Accessed by a storm porch and uPVC entrance door leading into a welcoming entrance hall.

**LOUNGE**

**4.72m x 4.40m (15'5" x 14'5")**

A generous and comfortable reception room enjoying a double aspect including a feature bay window to the front overlooking the gardens. Feature gas fire with marble surround and hearth.

**DINING ROOM/BEDROOM THREE**

**3.71m x 3.15m (12'2" x 10'4")**

A second spacious reception room with window to front elevation, offering versatility either as a third double bedroom or indeed a reception space.

**KITCHEN/BREAKFAST ROOM**

**4.72m x 2.80m (15'5" x 9'2")**

This fantastic open plan room comprises an extensive range of fitted wall and base units with laminate worktops and tiled splash backs. Inset stainless steel sink with drainer and mixer tap. Integrated appliances to include four ring gas hob, overhead extractor hood with electric oven/grill below and a dishwasher. Undercounter washing machine and tumble dryer, space for a fridge freezer. Fitted breakfast bar providing additional worktop space and doubling up as an ideal breakfast/entertaining space; furthermore, there is space for a table and chairs. The room enjoys a double aspect with windows to both side and rear elevations; a pedestrian door leads directly out to the garden. Tiled flooring. Wall-mounted gas combination boiler.

**STUDY**

**2.90m x 1.89m (9'6" x 6'2")**

Accessed off the hall via sliding double doors is a useful study area, perfect for the everyday homemaker. The room enjoys a window to rear aspect which overlooks the rear gardens.

**PRINCIPAL BEDROOM**

**4.13m x 3.06m (13'6" x 10'0")**

Comprising a very generous double bedroom with French doors which lead out to the rear garden, two sets of built-in wardrobes and door leading to -

**PRINCIPAL EN-SUITE**

Comprises a neutral suite to include panelled bath with tiled surround, low level WC and a wash hand basin with mixer tap inset to vanity unit. Tiled floor and part-tiled walls. Frosted window to side elevation.

**BEDROOM TWO**

**3.16m x 3.04m (10'4" x 9'11")**

A generous double bedroom, with window to front elevation. Built-in wardrobe.

**SHOWER ROOM**

Comprising a neutral suite to include a walk-in shower cubicle with wall-mounted mains fed shower unit and tiled surround, low level WC and wash hand basin inset to vanity unit with tiled splash back. Heated towel rail. Frosted window to rear aspect.

**OUTSIDE**

The bungalow occupies a spacious level plot with an extensive private block-paved driveway to the front, providing plenty of off-street parking. There is also a low-maintenance garden area mainly laid to lawn with a range of plants and shrubs. The rear garden is south-westerly facing and comprises a spacious paved patio area, perfect for dining and entertaining. A couple of steps lead up to a level area laid to lawn, bordered by mature plants and shrubs along with a useful shed. The rear garden is low-maintenance and fully enclosed.

**SERVICES**

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

