



DIRECTIONS

From our Chepstow office proceed up Moor Street turning right onto the A48, taking the first left hand turn into Bulwark. Proceed along this road and take the second right hand turn onto Mathern Road. Continue taking the left into Channel View and then the first left into Queens Road where, following the numbering, you will find the property.

SERVICES

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

TENURE - FREEHOLD

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



**37 QUEENS ROAD, BULWARK, CHEPSTOW,
MONMOUTHSHIRE, NP16 5AN**



£239,950

**Sales: 01291 629292
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 the benefit of no onward chain, this mid-terrace property is situated in a popular and quiet residential location, in a cul-de-sac setting within walking distance to local amenities and schools. The property is in need of some modernisation and offers the purchaser a fantastic opportunity to modernise and create contemporary open plan living spaces that will no doubt suit a variety of markets.

The current and well-planned living accommodation briefly comprises, to the ground floor, entrance hall, sizeable lounge/dining room with patio door to garden, as well as an open plan kitchen/breakfast room also providing access to the rear garden. To the first floor, there are two double bedrooms, a third single bedroom/ideal study, and a modern shower room. The property further benefits a good size and low maintenance rear garden, a front garden, and a gas combi boiler.

We strongly recommend an internal viewing to appreciate the potential this property has to offer.

GROUND FLOOR

ENTRANCE HALL

uPVC door to front elevation. Staircase leading to the first floor.

LOUNGE/DINING ROOM

6.01m x 3.44m (19'8" x 11'3")

A well-proportioned reception space enjoying a double aspect, with a window to the front elevation and sliding patio door leading to the rear garden. Wall mounted gas fire. Sliding door leads into the:-

KITCHEN/BREAKFAST ROOM

6.01m x 3.39m (19'8" x 11'1")

A spacious open plan space comprising an extensive range of fitted wooden wall and base units with ample laminate worktops over. Inset one and a half bowl sink with drainer with mixer tap. Tiled splashbacks. Space for a free-standing cooker, under counter fridge, space and plumbing for an under counter washing machine. Built-in under stairs storage cupboard. Window to rear elevation. uPVC doors lead out to the front and rear garden.

FIRST FLOOR STAIRS AND LANDING

Loft access. Built-in airing cupboard housing the Vaillant gas combi boiler. Doors to all first floor rooms.

BEDROOM 1

3.51m x 3.16m (11'6" x 10'4")

A very well-proportioned double bedroom with a window to the front elevation, enjoying open views. Built-in wardrobe with inset shelving.

BEDROOM 2

4.14m x 2.76m (13'6" x 9'0")

A good-size double bedroom with a window to the rear elevation.

BEDROOM 3

3.25m x 1.97m (10'7" x 6'5")

A single bedroom with window to the front elevation.

SHOWER ROOM

Comprising of a neutral modern suite to include corner shower cubicle with electric shower unit, pedestal wash hand basin and a low level WC. Fully tiled walls and floor. Frosted window to the rear elevation.

OUTSIDE

To the front a gated pedestrian access with pathway leading to the front entrance door. The garden is low maintenance, laid to paving slabs with a range of mature plants and shrubs. Fully enclosed by hedgerow and low level wall. The rear garden has a paved patio area which enjoys views over the gardens. A step leads up to a level area mainly laid to lawn with a pedestrian pathway leading to the rear boundary, bordered by a range of mature plants, shrubs and hedgerow. The rear garden is fully enclosed by timber fencing and laurel hedging.

SERVICES

All mains services are connected to include gas central heating.

