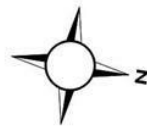


DIRECTIONS

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 right-hand side.

TENURE - FREEHOLD

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



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



£430,000

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

DIS
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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	70	
(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	

Occupying a very generous level plot within this quiet village in a cul-de-sac location, this deceptively spacious detached bungalow affords well-planned living accommodation arranged over one floor that will no doubt suit a variety of markets. The existing layout briefly comprises entrance hall, fully fitted kitchen, fantastic size lounge/dining room, conservatory, three bedrooms and a family bathroom. The property further benefits a sizeable private driveway, carport, detached single garage offering further conversion potential if desired as well as sizeable low-maintenance level gardens to the front and rear with a south-westerly aspect.

Offered to the market with the benefit of no onward chain the property offers a fantastic opportunity to extend to the rear to create contemporary open plan living spaces, subject to the necessary planning consent. This property will no doubt suit a variety of purchasers requirements therefore we strongly advise an internal viewing to appreciate what this property has to offer.

Being situated in Beachley a range of local facilities are close at hand in nearby Sedbury to include local primary and secondary schools, shops and a pub, as well as doctors and chemists. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.

ENTRANCE HALL

uPVC front door leads into the entrance hall with area for coats and useful built-in storage cupboard with inset shelving. Loft access point with pull down ladder to a partially boarded loft with lighting and housing central heating boiler.

FAMILY BATHROOM

Comprises a modern neutral suite to include P shaped panelled bath with electric shower unit over and glass shower screen, low-level WC and wash hand basin with mixer tap both inset to vanity unit. Heated towel rail. Part-tiled walls and tiled floor. Frosted window to front elevation.

KITCHEN

Appointed with an extensive range of fitted wall and base units with ample wood effect laminate worktops and tiled splashbacks. Inset one and a half bowl and drainer stainless steel sink unit. Four ring electric hob with extractor hood over and electric oven/grill beneath. Integrated under counter fridge and a space for washing machine. Built-in storage cupboard with inset shelving, housing the immersion tank. Tiled flooring. Window to the front elevation and courtesy door leading out to the driveway at the side of the property.

LOUNGE/DINING ROOM

7.11m x 3.42m (23'3" x 11'2")
A well-proportioned reception room with feature fireplace,

with tile surround and tile hearth. Wood effect laminate flooring. Two windows to the rear elevation and side elevation flooding lots of natural light and enjoying fantastic views over the beautiful rear gardens along with sliding patio door leading into the: -

CONSERVATORY

3.51m x 1.84m (11'6" x 6'0")

A very versatile space with double glazing to all sides and perspex roof. Pedestrian door leading out to garden.

BEDROOM 1

4.57m x 3.42m (14'11" x 11'2")

Well-proportioned main double bedroom with a large picture window to the rear affording beautiful views over the rear gardens. Range of fitted wardrobes.

BEDROOM 2

3.25m x 2.78m (10'7" x 9'1")

A good sized double bedroom with window to the front elevation.

BEDROOM 3

2.50m x 2.32m (8'2" x 7'7")

A versatile room which could be utilised either as a single bedroom or indeed a perfect study. Window to front elevation.

OUTSIDE

CARPORT AND GARAGE

The property is approached via a private gated access leading to a sizeable tarmac driveway providing off-street parking leading to the carport and a detached single garage, with plenty of space for workshop and storage or indeed offering further conversion potential to a gym or hobby space depending on consent and requirements. Light and power connected.

GARDENS

The majority of the front garden is laid to level lawn bordered by an attractive range of mature plants and shrubs, hedgerow to the front and side boundary and shrubbery to the other side. To the rear is a fantastic size level plot mainly laid to lawn with several attractive mature plants, shrubs and trees. The garden benefits from two patio areas perfect for dining and entertaining. The rear garden is fully enclosed by low-level hedgerow to all sides with sliding door giving access to one side which leads to the front of the property.

AGENTS NOTE

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

SERVICES

Mains water, gas and electricity. Communal sewerage. Council Tax Band C.

