

DIRECTIONS

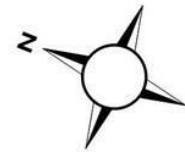
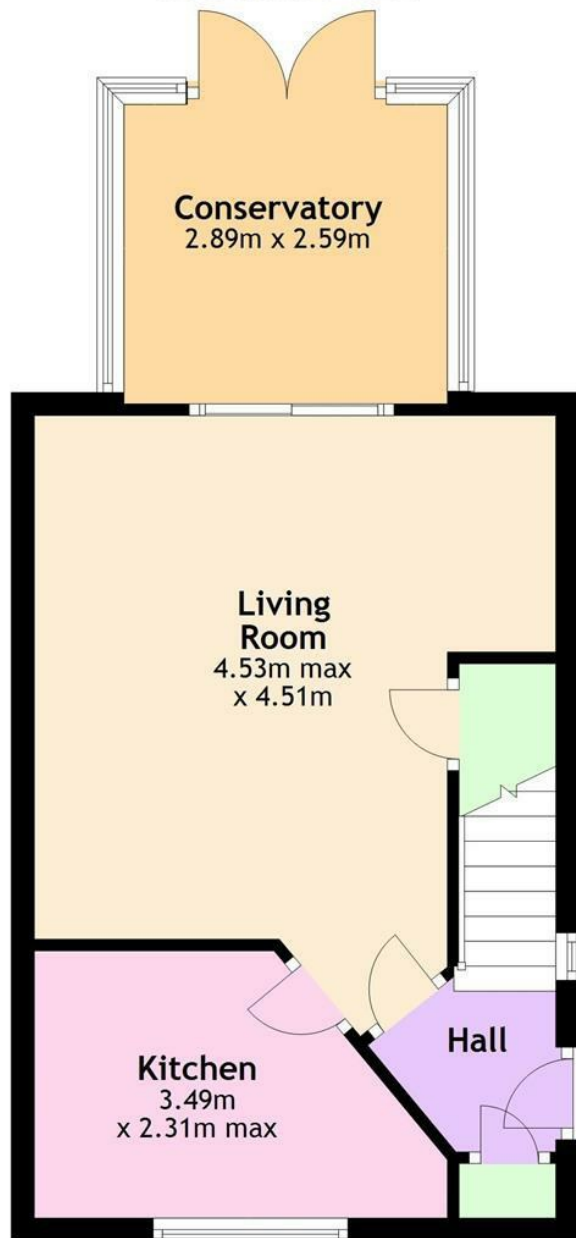
From our Chepstow office proceed to the main Severn Bridge roundabout, taking the first exit towards Thornwell. At the next roundabout take the third exit into Denbigh Drive, continue along this road turning left onto Valentine Lane, then take first left into the cul-de-sac where you will find number 7 on the left-hand side.

TENURE - FREEHOLD

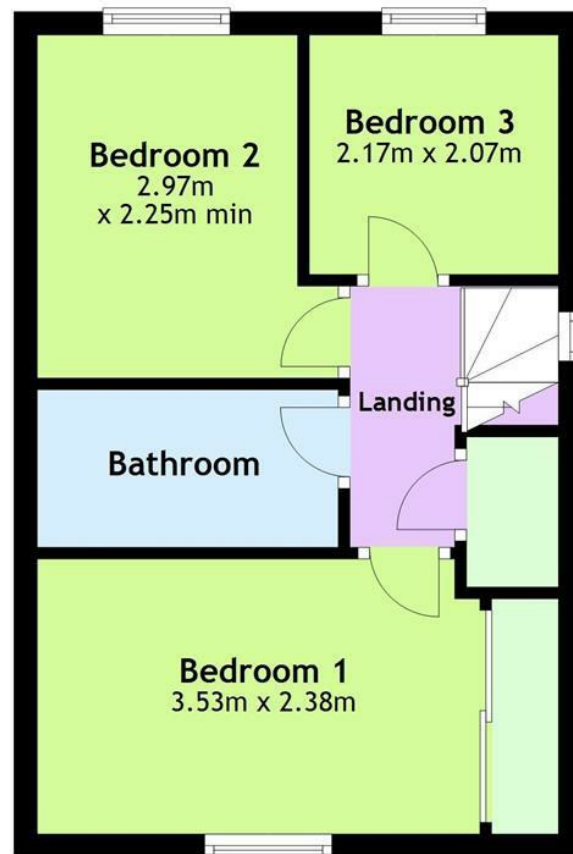
You are recommended to have this verified by your legal advisors at your earliest convenience.



Ground Floor



First Floor



**7 VALENTINE LANE, CHEPSTOW,
MONMOUTHSHIRE, NP16 5TH**



£274,950

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C	72	
(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 pleasant position within this popular and quiet residential location, we are delighted to offer this immaculately presented, semi-detached property affording well-planned living accommodation that will no doubt suit a variety of markets. The ground floor offers entrance hall, fully fitted modern kitchen, generous living/dining room as well as a conservatory offering fantastic versatile use. To the first floor there are two double bedrooms, a third single bedroom/ideal study as well as a family bathroom. Further benefits include a private driveway, single garage and low-maintenance rear garden providing space for dining and entertaining.

Being situated in Thornwell, a range of local facilities are close at hand to include primary schools, shops and local pub in nearby Bulwark, with a further range of amenities in Chepstow. There are good bus, road and rail links with the M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.

GROUND FLOOR

ENTRANCE HALL

Side entrance door leads into entrance hall with built-in storage cupboards and window to side. Staircase to first floor.

LIVING/DINING ROOM

4.53m x 4.51m (14'10" x 14'9")

Well-proportioned room with free-standing wood effect electric fire. Understairs storage cupboard and wood effect laminate flooring. Sliding patio doors to: -

CONSERVATORY

2.89m x 2.59 (9'5" x 8'5")

Provides a fantastic further versatile space currently utilised as a formal dining area. Attractive slate tiled floor. Double glazed to all sides and French doors to the rear garden.

KITCHEN

3.49m x 2.31m (11'5" x 7'6")

Appointed with a good range of wall and base units with solid wood worktops over and tiled splashbacks. Inset Belfast sink with mixer tap and integrated slimline dishwasher. Four ring gas hob with extractor hood over and electric oven/grill beneath. Space for a full height fridge/freezer and washing machine. Attractive tiled flooring. Large window to the front aspect flooding lots of natural light.

FIRST FLOOR STAIRS AND LANDING

Loft access point and overstairs built-in airing cupboard providing storage facility also housing Worcester Bosch gas combi boiler. Frosted window to side elevation.

BEDROOM 1

3.53m x 2.38m (11'6" x 7'9")

Good sized double bedroom with window to front elevation. Built-in wardrobe with sliding doors.

BEDROOM 2

2.97m x 2.25m (9'8" x 7'4")

A double bedroom with window to rear elevation.

BEDROOM 3

2.17m x 2.07m (7'1" x 6'9")

A single bedroom, currently utilised as a study with window to rear elevation.

FAMILY BATHROOM

A contemporary modern suite to include low-level WC, wash hand basin inset to vanity unit with mixer tap and panelled bath with mains fed waterfall shower over, handheld shower attachment and glass shower screen. Attractive tiling to walls and tile effect floor.

GARAGE

To the front of the property there is a private driveway providing parking which leads to a single car garage with manual up and over door, light and power.

GARDENS

The front garden is laid to stones and bordered by a range of mature hedgerow with paved pathway to entrance door with storm porch. To the rear a contemporary paved patio area providing an ideal space for dining and entertaining leads down to a low-maintenance area mainly laid to lawn with a further area laid to stones and bordered by a range of mature plants and shrubs. Rear garden is fully enclosed by timber fencing with paved pathway leading to gated pedestrian door to the front of the property.

SERVICES

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

