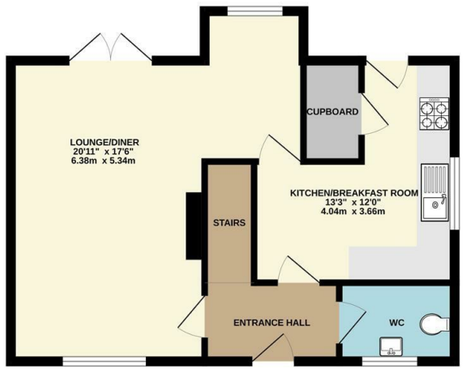
DIRECTIONS

From our Chepstow office proceed up the High Street, turning right onto the A48, taking the left-hand turn for Bulwark. Proceed along this road passing the shops where at the first roundabout take the third exit, St Christophers House is immediately on the right.

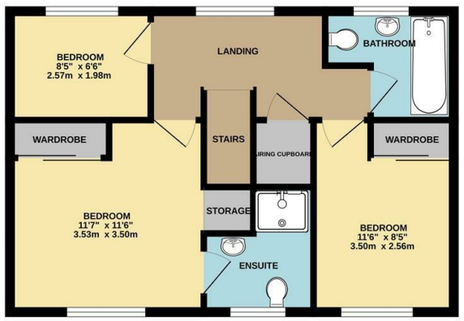
TENURE - FREEHOLD

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

GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (89.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained 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.
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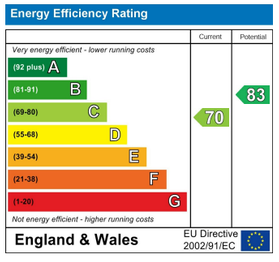
DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing 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.



MOON&CO

ST CHRISTOPHERS HOUSE, BULWARK ROAD, BULWARK, CHEPSTOW, MONMOUTHSHIRE, NP16 5JW

3 2 1 C

£345,000

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

St Christophers House, offers a spacious property with a generous garden. Planning permission granted for a single dwelling.

The property briefly comprises to the ground floor open plan sitting/dining room, kitchen and cloakroom/WC. To the first floor are three bedrooms, the principal with en-suite shower room and a family bathroom.

Being situated in Bulwark, a wide range of local facilities are close at hand to include primary school, shops and local pub, with a further abundance of facilities in nearby Chepstow. 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.

GROUND FLOOR

ENTRANCE HALL
A uPVC half-glazed door and glazed panel leading into the reception hall. Ceramic tiled flooring.

SITTING/DINING ROOM
6.38m x 2.29m (20'11" x 7'6")
An L-shape spacious reception room with sitting area benefitting from window to front elevation and French doors to rear. Dining area with window to rear elevation. Original parquet wooden flooring.

KITCHEN
4.04m x 3.66m (13'3" x 12'0")
Appointed with a matching range of base and eye level storage units with ample granite effect surfacing over and tiled splashbacks. One and a half bowl and drainer stainless steel sink unit with mixer tap. Space for free-standing cooker with concealed extractor over. Space for washing machine and fridge/freezer. Window to side elevation and half glazed uPVC door to rear. Handy pantry cupboard, housing Worcester combi-boiler.

GROUND FLOOR WC
Low-level WC with storage cupboards to either side and and wall-mounted wash handbasin with Chrome taps. Frosted window to front elevation.

FIRST FLOOR STAIRS AND LANDING
Window to rear elevation. Loft access point and airing cupboard.

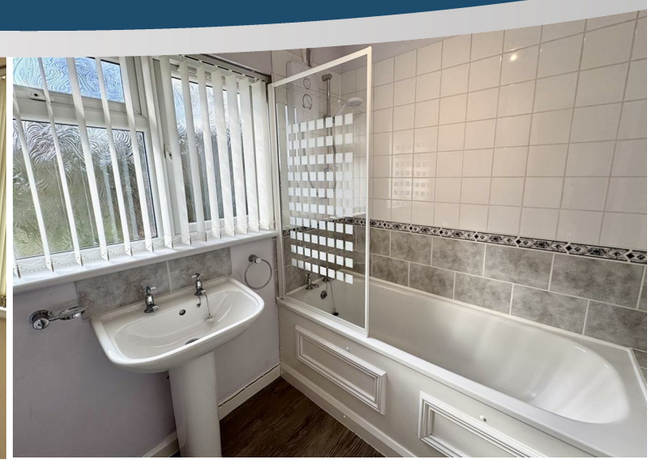
BEDROOM 1
3.53m x 3.51m (11'7" x 11'6")
A spacious double bedroom with window to front elevation. Built-in wardrobe.

EN-SUITE SHOWER ROOM
Appointed with a three piece suite to include low-level WC, pedestal wash hand basin with taps and tiled splashbacks, shower unit with glass sliding door and chrome shower attachment with fully tiled walls. Wood effect flooring. Frosted window to front elevation.

BEDROOM 2
3.51m x 2.57m (11'6" x 8'5")
A double bedroom with window to front elevation. Built-in wardrobe.

BEDROOM 3
2.57m x 1.98m (8'5" x 6'6")
A single bedroom with window to rear elevation.

FAMILY BATHROOM
Appointed with a three-piece suite to include low-level WC, pedestal wash hand basin with taps and panelled bath with glass shower screen and electric shower over, tiled surround. Wood effect flooring. Frosted window to rear elevation.

GARDENS
The property features a generous garden to the front and side, with private parking at the rear. The property has planning permission for a single dwelling in the garden.

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