DIRECTIONS

From our Chepstow office, proceed to the Severn Bridge roundabout, taking the first exit to Thornwell. At the next roundabout, take the first turning left and then at the next roundabout take the third exit into Summerhouse Lane. Proceed along Summerhouse Lane, where you will find number 8 on your right-hand side.

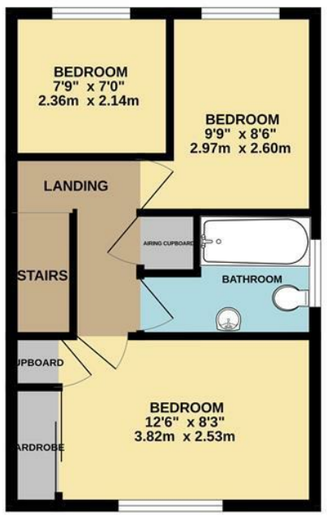
TENURE - FREEHOLD

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

GROUND FLOOR
650 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 1007 sq.ft. (93.5 sq.m.) approx.

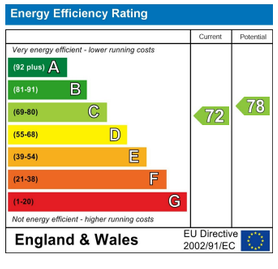
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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

8 SUMMERHOUSE LANE, CHEPSTOW, MONMOUTHSHIRE, NP16 5SP

3 1 2 C

£279,950

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

Offered to the market with the benefit of no onward chain and occupying a pleasant and convenient position on this popular residential development, this deceptively spacious three-bedroom semi-detached home offers flexible living accommodation to suit a variety of markets and must be viewed to be fully appreciated. The existing well-planned layout is arranged over two floors and briefly comprises to the ground floor: a welcoming entrance hall, cloakroom/WC, fully fitted kitchen, well-proportioned lounge and a conservatory/dining room with patio door to the rear garden whilst the first floor offers two double bedrooms, a third single bedroom and a family bathroom. The property further benefits generous low-maintenance gardens to both the front and the rear as well as an extensive private driveway and attached single garage. Situated in a quiet residential location on a no through road on the outskirts of Chepstow town centre the property is within easy reach of local schooling and amenities whilst retaining excellent access to the M48 motorway network perfect for the everyday commuter.

GROUND FLOOR

ENTRANCE HALL
With wood effect laminate floor and half-turned staircase to the first floor landing.

CLOAKROOM/WC
To include corner wash hand basin with tile splashback and low-level WC. Frosted window to front elevation.

KITCHEN
2.92m x 2.44m (9'7" x 8'0")
An extensive range of fitted wall and base units with ample wood effect laminate worktop and tile splashback. Inset one bowl sink with drainer and mixer tap. Integrated four ring gas hob with concealed extractor hood over and space for the oven below. Space for freestanding fridge/freezer and under counter washing machine. Window to the front elevation.

LOUNGE
4.52m x 4.42m (14'10" x 14'6")
A very well proportioned formal reception room with wood LVT floor. Useful built-in understairs storage cupboard. Window to the rear elevation and sliding patio door to:-

CONSERVATORY
3.53m x 3.45m (11'7" x 11'4")
Currently utilised as a formal dining space with an attractive tiled floor, permanent roof with insulation and central heating installed, this offers a versatile all year round additional living space. The room enjoys a light and airy dual aspect with windows to the rear elevation overlooking the pretty private gardens. Sliding patio door leading directly out to the paved patio area.

FIRST FLOOR STAIRS AND LANDING
With built-in airing cupboard housing the Worcester Bosch combi- boiler. Loft access hatch.

BEDROOM 1
3.81m x 2.51m (12'6" x 8'3")
A generous full width double bedroom enjoying two windows to the front elevation with fitted wardrobe.

BEDROOM 2
2.97m x 2.59m (9'9" x 8'6")
A second double bedroom with window to rear elevation.

BEDROOM 3
2.36m x 2.13m (7'9" x 7'0")
A single bedroom with window to rear elevation.

FAMILY BATHROOM
Comprises a panelled bath with mains fed shower unit over, glass shower screen and attractive tile surround, low-level WC and pedestal wash hand basin with tile splashback. Frosted window to the side elevation.

OUTSIDE

GARAGE
5.36m x 2.79m (17'7" x 9'2")
A private tarmac driveway provides off-street parking for two/three vehicles and gives access to the single garage with manual up and over door. Light and power are connected with courtesy door to the rear garden.

GARDENS
At the front of the property is a good size low-maintenance garden area mainly laid to lawn. A paved pedestrian pathway from the driveway leads to the front entrance of the property with a useful storm porch. To the rear is a private south/south-westerly facing garden of a generous size and low-maintenance comprising a good size paved patio area providing an ideal space for dining and entertaining. From the paved patio area steps lead up to an area laid to stones with a paved pathway to the rear boundary. The stones are bordered by an attractive range of plants and shrubs. The rear garden is fully enclosed by timber fencing to all sides.

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

