



## DIRECTIONS

From our Chepstow office, proceed up Moor Street, turning right onto the A48 to the St Lawrence roundabout, take the first exit onto Fair View, continue along this road, at the T junction turn right then immediately left onto Maple Avenue. Continue along this road, turning left onto Sycamore Avenue which leads onto Laburnam Way, proceed onto Laburnum Way, where following the numbering you will find the property on the left hand side.

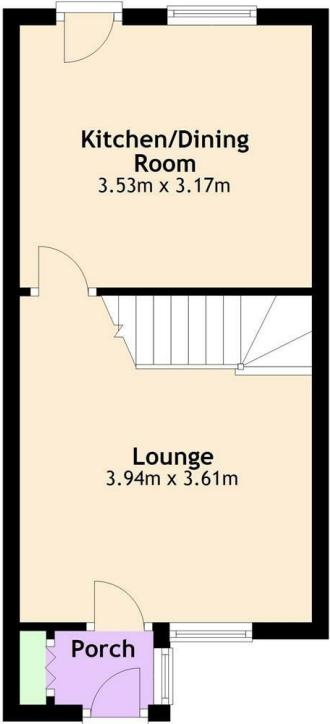
## SERVICES

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

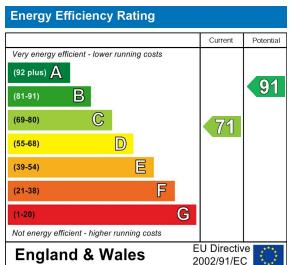
## TENURE - FREEHOLD

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

### Ground Floor



### First Floor



**19 LABURNAM WAY, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5RF**



**£209,500**

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

#### 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 will no doubt suit a variety of markets to include first time buyers, professional couples, young families or investment buyers. It occupies a quiet spot within a cul-de-sac setting yet retaining excellent access to both Chepstow town centre and motorway network.

The well-planned living accommodation comprises to the ground floor, entrance porch, a well-proportioned lounge and kitchen/breakfast room with door to rear garden, whilst to the first floor there are two bedrooms and the fully fitted bathroom. The property further benefits low-maintenance gardens to both the front and the rear, uPVC double glazing throughout and a Worcester Bosch gas combi-boiler, as well as an allocated parking space in the communal car park.

## GROUND FLOOR

### ENTRANCE PORCH

A uPVC door leads into the entrance porch with a useful built-in storage cupboard. Window to the side elevation. Internal door leading through to:-

### LIVING ROOM

**3.94m x 3.61m (12'11" x 11'10")**

A well proportioned reception room with window to front elevation. Staircase to the first floor and a door to:-

### KITCHEN/BREAKFAST ROOM

**3.53m x 3.17m (11'6" x 10'4")**

Appointed with a good range of fitted wall and base units with ample laminate worktops over and tiled splashbacks. Inset one and a half bowl and drainer stainless steel sink unit with mixer tap. Freestanding cooker. Space for washing machine, and space for freestanding full height fridge/freezer. Worcester gas combi boiler which has recently been replaced. Feature breakfast bar. Understairs built-in storage cupboard. Window and door to the rear garden.



## FIRST FLOOR STAIRS AND LANDING

Loft access point.

### BEDROOM 1

**3.53m x 3.17m (11'6" x 10'4")**

A good sized double bedroom with window to front elevation. Storage cupboard.

### BEDROOM 2

**3.15m x 2.03m (10'4" x 6'7")**

A good sized single bedroom, or ideal study for the everyday homeworker with window to the rear elevation.

### BATHROOM

Comprising a neutral suite to include panelled bath with shower over and tiled surround, low-level WC, and pedestal wash hand basin with mixer tap and tiled splashback. Wood effect laminate flooring and frosted window to rear elevation.

### OUTSIDE

To the front of the property is a private paved pedestrian pathway which leads to the front entrance porch, and a low maintenance area laid to stones. The front garden is enclosed by low-level picket fencing. The rear garden comprises paved patio area leading to a level area laid to lawn. The property also benefits a lockable shed for storage and pedestrian gate providing rear access onto the lane at the rear. The rear garden is fully enclosed by timber fencing.

### PARKING

Allocated space in communal car park.

### SERVICES

All mains services are connected to include mains gas central heating.

