



DIRECTIONS

From our Chepstow office proceed up the High Street through the town arch continuing up Moor Street turning right onto the A48. At the roundabout take the second exit onto the slip road. At the roundabout take the first left into Thornwell. At the next roundabout turn left then at the final roundabout take the third exit into Summerhouse Lane.

SERVICES

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

TENURE - FREEHOLD

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



31 SUMMERHOUSE LANE, CHEPSTOW, MONMOUTHSHIRE, NP16 5SP

2 1 1 C

GUIDE PRICE £245,000

Sales: 01291 629292

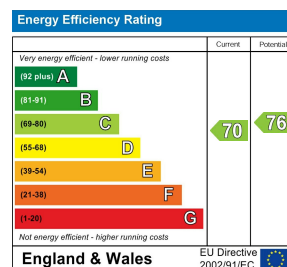
E: sales@thinkmoon.co.uk

GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.

FIRST FLOOR
276 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA: 968 sq.ft. (89.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, we cannot be held responsible for any errors or omissions. All dimensions are approximate and should be used as a guide only. The floorplan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The floorplan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The floorplan is for illustrative purposes only and should not be used as a basis for any legal proceedings.



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.

Situated in this popular, and quiet residential location in a cul-de-sac setting, this deceptively spacious mid-terrace property affords fantastic, well-planned living accommodation as well as a sizeable private rear garden that will no doubt suit a variety of markets. The current layout briefly comprises: to the ground floor, entrance hall, fully fitted kitchen, sizable lounge and a garden room/second reception room. Whilst to the first floor, there are two bedrooms and a family bathroom. The property further benefits a low maintenance, sizable garden to the rear comprising paved patio area, level lawn and a large outbuilding with two rooms offering versatile use as a gym, studio, or storage, as well as off-street parking to the side for two/three vehicles. We would strongly recommend an internal viewing to appreciate what this property has to offer.

GROUND FLOOR

ENTRANCE HALL

Staircase to first floor with useful understairs storage area. Wood effect laminate floor. Doors to lounge and kitchen.

LOUNGE

3.86m x 3.81m (12'8" x 12'6")

A really well proportioned reception space enjoying a feature freestanding wood burner and wood effect laminate floor. Patio doors lead to the conservatory/garden room.

KITCHEN

2.84m x 2.01m (9'4" x 6'7")

Comprising an extensive range of fitted wall and base units with laminate worktop and tiled splashback. Integrated four ring gas hob with extractor hood over and electric oven and grill below. Inset one bowl and drainer stainless steel sink unit

with mixer tap. Space and plumbing for washing machine and space for under counter fridge and freezer. Wood effect laminate floor. Vaillant gas combi boiler. Window to the rear overlooking the garden.

CONSERVATORY/GARDEN ROOM

3.66m x 2.46m (12'0" x 8'1")

Double glazed to three sides with a permanent roof, enjoying views of the garden with French doors leading directly out to the rear garden. Tiled floor with electric underfloor heating.

FIRST FLOOR STAIRS AND LANDING

A spacious landing area with loft hatch and built-in airing cupboard with inset shelving.

BEDROOM 1

3.81m x 2.84m (12'6" x 9'4")

A generous double bedroom with a fitted over stairs wardrobe/storage cupboard. Window to the rear elevation.

BEDROOM 2

3.86m x 2.03m (12'8" x 6'8")

A good sized bedroom, also with an area for study. Window to the rear elevation enjoying open views.

FAMILY BATHROOM

Comprising a neutral modern suite to include: panelled bath with mains fed shower unit over, incorporating waterfall shower head and separate attachment, wash hand basin inset to vanity unit with mixer tap and low level WC. Tiled splashback to the bath and wash hand basin. Frosted window to the side elevation.

OUTSIDE

GARDENS

To the front a private paved pedestrian pathway leads to the front entrance door with useful storage cupboard. To the side of the property there is allocated parking for up to three vehicles and gated pedestrian access to the rear garden being sizeable, private and low maintenance, comprising a generous paved and covered patio area spanning the full width of the property, providing an ideal private spot for dining and entertaining as well as a level area laid to lawn. Garden shed ideal for storage.

WORKSHOP/HOBBY ROOM

6.10m x 2.59m (20'0" x 8'6")

Having two windows and French doors to the side elevation with solar lighting.

GYM

3.10m x 2.59m (10'2" x 8'6")

French doors to side elevation with solar lighting.

WOOD STORE

Door to side elevation.

SERVICES

All mains services are connected to include gas central heating.

