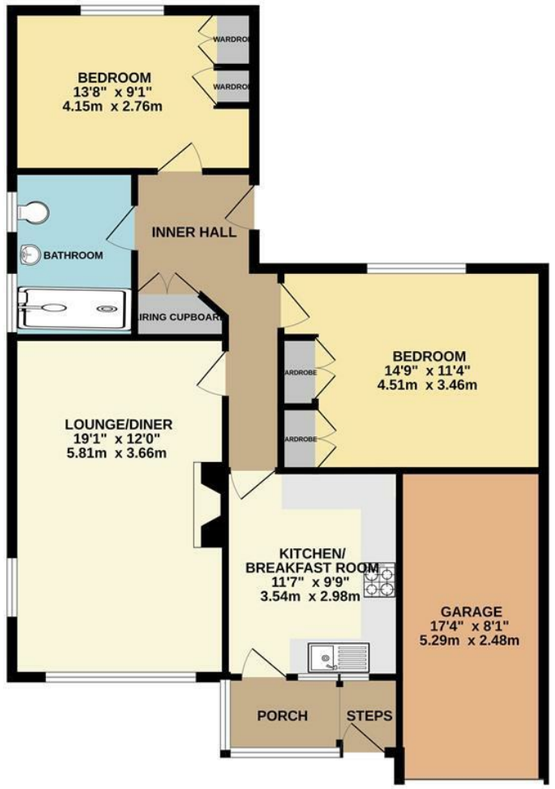
DIRECTIONS

From our Chepstow office proceed up the High Street through the town arch continuing up Moor Street turning right onto the A48. Take the first left turn signposted Bulwark and proceed along this road taking your next left into St George Road where following the numbering you will find this property on your right hand side.

TENURE - FREEHOLD

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

GROUND FLOOR
964 sq.ft. (89.6 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.6 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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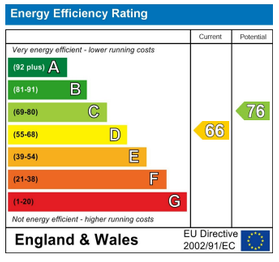
DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing 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

23 ST. GEORGE ROAD, BULWARK, CHEPSTOW, MONMOUTHSHIRE, NP16 5LA

2 1 1 D

£214,950

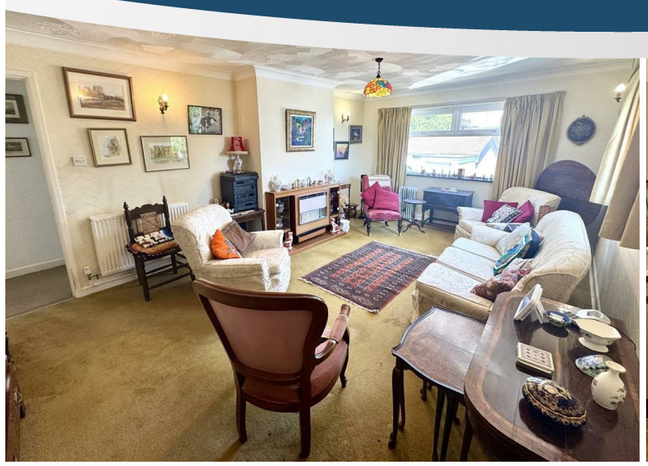
Sales: 01291 629292
E: sales@thinkmoon.co.uk

Offered to the market with the benefit of no onward chain, this semi detached bungalow occupies a pleasant position within this quiet residential location, retaining easy access to Chepstow town centre and the motorway network and will no doubt suit a variety of markets. The current, deceptively spacious and versatile living accommodation is well planned and briefly comprises front entrance porch leading into kitchen/breakfast room, generous lounge/dining room, two double bedrooms and a shower room. The property further benefits private driveway parking, single garage and low maintenance gardens to the front, side and the rear. The property would benefit from modernisation and offers a fantastic potential to create a modern contemporary bungalow affording outstanding panoramic views to the front across Chepstow and towards the Wye Valley as well as a beautiful mature south facing garden to the rear. We would therefore strongly recommend arranging an internal viewing to appreciate the potential this property has to offer.

ENTRANCE PORCH
A uPVC entrance door leads into the front porch with windows to the front and side elevations. Internal wooden frosted glazed door leads through to:-

KITCHEN/BREAKFAST ROOM
3.53m x 2.97m (11'7" x 9'9")
A well proportioned area comprising an extensive range of fitted wall and base units with ample laminate worktop, tile splashback and inset one and a half bowl stainless steel sink and drainer. Freestanding cooker with extractor hood over. Space and plumbing for under counter washing machine and space for fridge/freezer. The room also allows space for a breakfast table and chairs. Window overlooking the entrance porch. Internal door leads through to:-

INNER HALL
With built-in airing cupboard housing the Worcester Bosch gas combination boiler with fitted shelving. Loft hatch with fitted pull down ladder. Door leading out to the garden.



LOUNGE/DINING ROOM
5.82m x 3.66m (19'1" x 12'0")
A very well proportioned formal reception space affording a dual aspect to both front and side elevations enjoying outstanding elevated views across Chepstow town and beyond to the Wye Valley. Original gas fire (non functional).

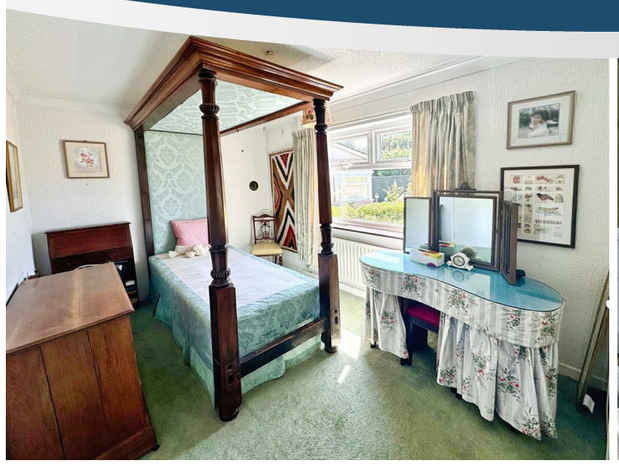
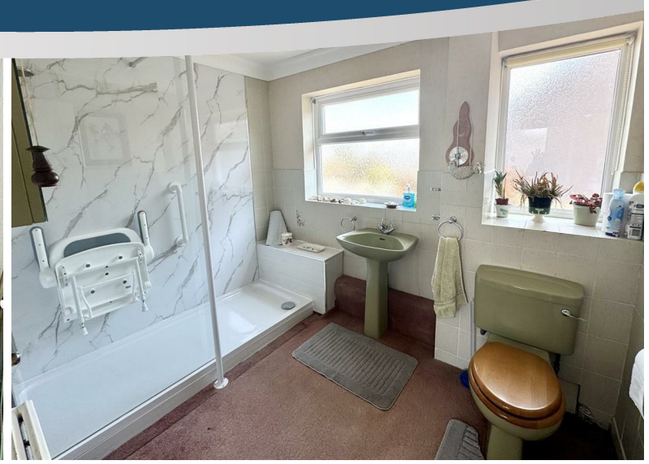
BEDROOM 1
4.50m x 3.45m (14'9" x 11'4")
A very good size double bedroom with fitted wardrobes to one side and a large window to the rear aspect enjoying uninterrupted views across the gardens.

BEDROOM 2
4.17m x 2.77m (13'8" x 9'1")
A second generous double bedroom, again benefitting fitted wardrobes and a window to the rear elevation affording views across the private gardens.

SHOWER ROOM
Currently comprises a three piece suite to include a modern walk-in shower with glass shower screen, electric shower unit and panelled walls, pedestal wash hand basin and WC. Part tiled walls. Two frosted windows to the side elevation. Agents note: the size of the shower room easily allows for reconfiguration if required.

OUTSIDE

GARAGE
5.28m x 2.46m (17'4" x 8'1")
At the front of the property a private tarmac driveway providing off street parking which leads to the single garage with manual up and over door.

GARDENS
At the rear, a very generous level mature garden which enjoys a sunny southwesterly facing aspect and is mainly laid to lawn bordered by an attractive range of plants and shrubs. Furthermore there is a patio area providing an ideal space for dining and entertaining enjoying views across the gardens. The rear garden is fully enclosed by timber fencing and block wall. Gated pedestrian access leads to the side of the property where there is a lovely private east facing patio area providing further space for dining and entertaining or indeed for storage, this wraps around to the front of the property where there is a raised patio terrace enjoying outstanding far reaching views across Chepstow and towards the Wye Valley. There is also a gently sloping low maintenance area laid to lawn.

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