

DIRECTIONS

From Chepstow town centre proceed up the High Street, turning right onto the A48. Continue uphill along the A48 where you will find River Lodge on your right-hand side.

TENURE - FREEHOLD

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

GROUND FLOOR
1002 sq.ft. (93.1 sq.m.) approx.



RIVER LODGE HARDWICK HILL, CHEPSTOW, MONMOUTHSHIRE, NP16 5PN

3 1 2 D

£350,000

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Offered to the market with the benefit of no onward chain, this individually designed detached bungalow occupies a sizeable plot on the outskirts of Chepstow town centre within walking distance to bus and rail stations as well as an extensive range of amenities yet being within reach of the M4 motorway network for the commuter.

The property affords deceptively spacious and versatile living accommodation and briefly comprises; front porch leading into entrance hall, well-proportioned lounge open plan to the dining area enjoying patio doors to the rear garden, kitchen/breakfast room with a range of integrated appliances as well as two double bedrooms, a third single bedroom/ideal study, family bathroom and separate WC. The property further benefits a sizeable front garden area providing plenty of off street parking, side garden area housing a very useful shed for storage and a private good size rear courtyard providing plenty of space for dining and entertaining as well as a garage and an outbuilding providing a fantastic potential for home office/gym depending on requirements.

ENTRANCE PORCH

uPVC door leads into a useful porch area with internal glazed uPVC door leading through to:-

ENTRANCE HALL

A welcoming entrance hall with door to:-

LOUNGE

4.17m x 3.73m (13'8" x 12'3")

A very well-proportioned front reception room with solid oak flooring. Feature wall mounted electric fire, fitted shelving and inset alcove with further fitted shelving, ideal for storage or display. Large window to the front elevation. Open archway through to:-

DINING ROOM

2.92m x 2.74m (9'7" x 9'0")

A second good sized reception space with solid oak flooring and sliding patio door leading out to the rear garden. Open access through to:-

KITCHEN/BREAKFAST ROOM

3.76m x 2.74m (12'4" x 9'0")

The kitchen area affords an extensive range of fitted wall and base units, ample laminate worktop and tile splashbacks. Inset one bowl stainless steel sink with drainer and mixer tap. Range of integrated appliances to include four ring Neff gas hob with extractor hood over, Neff electric oven with separate grill beneath, full size integrated fridge/freezer and Indesit dishwasher. Space and plumbing washing machine. Feature fitted breakfast bar providing not only ideal space for entertaining and eating but also additional worktop space. Window to the rear elevation overlooking the garden as well as a useful pedestrian door leading outside.

INNER HALL

With loft access hatch.

BEDROOM 1

3.53m x 3.18m (11'7" x 10'5")

A good size double bedroom with window to front elevation overlooking the gardens.

BEDROOM 2

3.15m x 2.57m (10'4" x 8'5")

A second good sized double bedroom window to front elevation.

BEDROOM 3

2.74m x 2.54m (9'0" x 8'4")

An ideal single bedroom or indeed useful study perfect for the everyday home worker with window to the rear elevation overlooking the private gardens.

FAMILY BATHROOM

A modern and neutral suite to include panelled bath with mains fed shower unit over and glass shower screen, wash hand basin with mixer tap inset to vanity unit. Wall-mounted heated towel rail. Fully tiled walls and tiled floor. Fitted airing cupboard housing the Baxi gas combi boiler. Frosted window to rear elevation.

CLOAKROOM/WC

A neutral suite to include low-level WC and pedestal wash hand basin with mixer tap. Fully tiled walls and tiled floor.

GARDENS

To the front the property benefits a sizeable low maintenance front garden area mainly laid to slate stones for ease of maintenance, bordered by a very attractive low level stonewall to the front and side boundaries. The property benefits wrought iron gated pedestrian access to one side which leads to the rear low-maintenance garden area, to one side mainly laid to stones with a paved pathway leading to the rear. There is also a large wooden shed which is ideal for everyday storage,. A couple of steps from the side of the property lead up to the rear garden, this is a fantastic level rear courtyard offering privacy and perfect for relaxing and entertaining, mainly comprises a very good size paved patio area as well as a further low maintenance area laid to slate stones, fully enclosed by attractive exposed stonewall and block wall. A pedestrian door from the garden leads into a useful outbuilding that offers a fantastic potential for a home office or gym depending on requirements.

GARAGE

4.17m x 2.51m (13'8" x 8'3")

To the front a private gated block paved driveway providing plenty of off street parking leading to the single garage with manual up and over door to the front.

SERVICES

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

