



## DIRECTIONS

From our Chepstow office proceed up the High Street turning left onto the A48. Continue to the traffic lights, turning right towards Tesco. Take the first right and then left onto School Hill. Proceed to the top of the hill turning left onto River View, 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 D

## TENURE - FREEHOLD

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

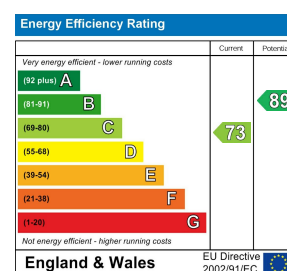


**27 RIVER VIEW, CHEPSTOW, MONMOUTHSHIRE,  
NP16 5AX**

3 1 2 C

**£280,000**

**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.



River View comprises a very well-presented mid-terrace property situated in this sought-after town location within a pleasant and quiet cul-de-sac setting. The property is within easy walking distance of a range of local amenities, schools and both bus and rail stations. The deceptively spacious and well-planned living accommodation briefly comprises to the ground floor: entrance porch leading into the lounge, kitchen/breakfast room, conservatory, whilst to the first floor there are three double bedrooms and family bathroom. The property further benefits from allocated parking for two vehicles and a low maintenance and private rear garden.

GROUND FLOOR

PORCH

With door to front elevation. Window to side elevation. Plenty of space for coats and shoes.

LOUNGE

4.75m x 3.61m (15'7" x 11'10")

A generous well-proportioned reception room with window to front elevation. Half-turn staircase leading to the first floor. Useful built-in understairs storage cupboard.

KITCHEN/BREAKFAST ROOM

3.58m x 2.77m (11'8" x 9'1")

Comprising an extensive range of fitted wall and base units with wood effect laminate work tops over and tiled splashbacks. Inset one and a half bowl and drainer stainless steel sink unit. Integrated appliances include four ring gas hob with extractor hood over, eye level electric oven/grill, washing machine, fridge and freezer. Space for a breakfast table. Tiled flooring with electric underfloor heating. Two windows to the rear elevation and patio door leading to :-

CONSERVATORY

3.48m x 3.45m (11'5" x 11'3")

Offers a fantastic sizeable additional reception room space with feature tiled flooring with electric underfloor heating, vaulted ceiling and French doors leading to rear garden. Plenty of space for a dining table or indeed further versatile use if required.

FIRST FLOOR STAIRS AND LANDING

Loft access point. Access to all first-floor rooms.

PRINCIPAL BEDROOM

3.61m x 2.77m (11'10" x 9'1")

A good-sized double bedroom with window to the rear elevation overlooking the garden.

BEDROOM 2

3.61m x 2.21m (11'10" x 7'3")

A double bedroom with window to front elevation.

BEDROOM 3

3.63m x 2.54m (11'10" x 8'3")

A double bedroom with window to front elevation. Loft access point.

FAMILY BATHROOM

Comprising a neutral suite to include panelled bath with mains fed shower over and glass shower screen, low level WC and pedestal wash hand basin with mixer tap. Fully tiled walls. Large airing cupboard housing hot water tank and separate boiler cupboard housing gas boiler.

OUTSIDE

To the front is a small garden area with steps leading down to the front entrance. To the rear is a private and good size garden comprising a paved patio area ideal for dining and entertaining, leading up an area laid to stones and a further area with pathway and flower borders which in turn leads to a storage shed and another paved area at the rear of the garden. The garden also enjoys a range of mature plants and shrubs and benefits a pedestrian side gate leading out to the parking area where there is an allocated parking for two vehicles.

SERVICES

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