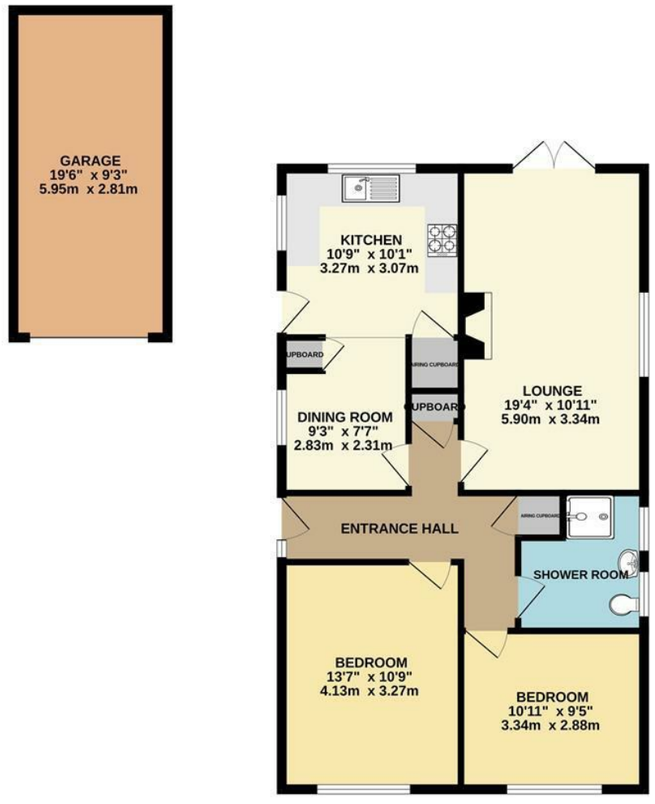
DIRECTIONS

From our Chepstow office, proceed up the High Street through the arch into Moor Street, turning left onto the A48. Proceeding down the hill through the traffic lights, continue over the bridge, take the next left, signposted Tutshill. Proceed up into Tutshill, at the two mini roundabouts, turn right passing the local store on the left hand side. At the next mini roundabout take the left turn onto Sedbury Lane. Proceed along Sedbury Lane, taking the left turn into Bigstone Grove. Continue up bearing left, turning left into the cul-de-sac where you will find the property on the left.

TENURE - FREEHOLD

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

GROUND FLOOR
977 sq.ft. (90.7 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.7 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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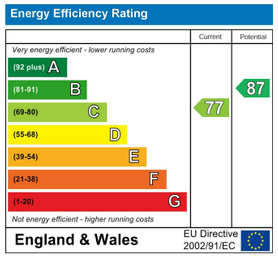
DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing 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 BIGSTONE GROVE, TUTSHILL, CHEPSTOW, GLOUCESTERSHIRE, NP16 7EN

2 1 1 C

GUIDE PRICE £310,000

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

Offered to the market with the benefit of no onward chain this detached bungalow occupies a very pleasant position within this desirable village of Tutshill and will no doubt suit a variety of markets. The current well planned layout briefly comprises entrance hall, well proportioned dual aspect lounge with French doors to rear garden, open plan kitchen/dining room, two double bedrooms and a good size shower room. The property further benefits a private driveway providing parking for at least two vehicles, a single garage and a generous south facing rear garden. The property would benefit from modernisation and offers fantastic potential to create a modern detached bungalow in a sought after location.

Being within easy reach of local communities in Chepstow as well as excellent access to the motorway network for the commuter this is a perfect mix of quiet village living yet being within convenient access to surrounding towns and cities.

ENTRANCE HALL
With loft access hatch and two useful built-in storage cupboards.

LOUNGE
5.89m x 3.33m (19'4" x 10'11")
A very well proportioned formal reception room enjoying a dual aspect with window to the side elevation and French doors leading out to the rear patio area. Furthermore there is a feature fireplace with wooden mantle and gas fire.

KITCHEN/DINING ROOM
5.89m x 3.25m maximum measurement (19'4" x 10'8" maximum measurement)
A fantastic open plan space enjoying a dual aspect to the side and the rear affording views across the extensive rear gardens. The kitchen area comprising wall and base wooden units with ample laminate worktop and tile splashback with inset one bowl stainless steel sink and drainer. Integrated four ring gas hob with extractor hood over and electric oven/grill beneath. Space for a free standing fridge/freezer. Space and plumbing for an under counter washing machine. Built-in storage cupboard housing the gas boiler and immersion heater and a separate built-in larder cupboard with inset shelving. The kitchen affords a pedestrian door leading out to the side of the property and there is plenty of space for a dining table and chairs as well as a sitting area if desired.

BEDROOM 1
4.14m x 3.28m (13'7" x 10'9")
A very well proportioned principal double bedroom enjoying a large picture window to the front elevation overlooking both the gardens and greenery beyond.

BEDROOM 2
3.33m x 2.87m (10'11" x 9'5")
A second guest double bedroom again with window to the front elevation enjoying open views.

SHOWER ROOM
The shower room is of a good size comprising a double width walk-in shower cubicle with electric shower unit and panelled surround, low level WC and wash hand basin inset to vanity unit with mixer tap. Heated towel rail. Two windows to the side elevation.

OUTSIDE

GARAGE
5.94m x 2.82m (19'6" x 9'3")
The property is approached by a private tarmac driveway providing off street parking for two vehicles which leads to the single garage with manual up and over door.

GARDENS
To the front of the property a low maintenance front garden area mainly laid to stones with an attractive range of plants and shrubs with a tarmac pathway leading to the entrance door. Gated pedestrian access leading into the rear garden which enjoys a sunny southerly aspect comprising a good size paved patio area accessed by French doors from the lounge providing a fantastic space to relax and entertain with friends and family. A few steps lead down to an extensive level area mainly laid to lawn bordered by a range of shrubs to either side also a range of fruit trees. The rear garden is fully enclosed by fencing to all sides and also benefits a wooden shed for everyday storage needs.

SERVICES
All mains services are connected to include mains gas central heating. The property also benefits from privately owned solar panels.
Council Tax Band D.





