



## DIRECTIONS

From Chepstow town centre proceed up the High Street turning left onto the A48. Continue along this road heading towards Lydney. Proceed, where you will pass a picnic site to the left on the dual carriageway, continue up the hill, take the left-hand turn for Netherend/Woolaston. Proceed along this road past the school, shop and phone box. Continue until you reach a left-hand turn into Birchwood Road where number 53 is located on the left towards the top of the road.

## SERVICES

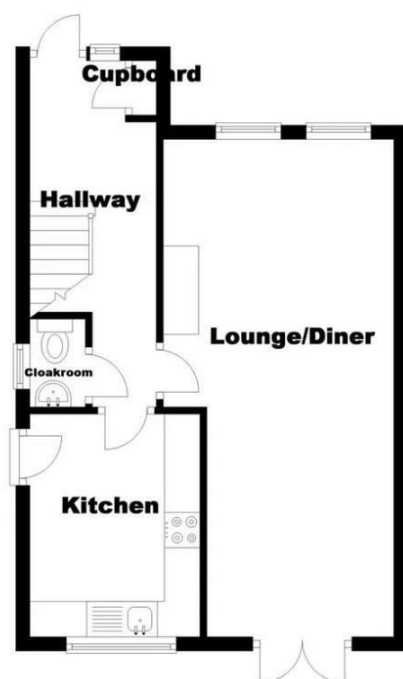
Mains water, electricity and drainage are connected, oil central heating.  
Council tax band D

## TENURE - FREEHOLD

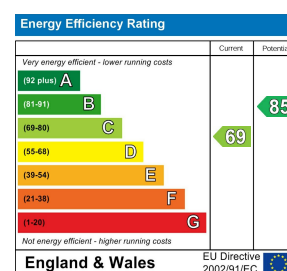
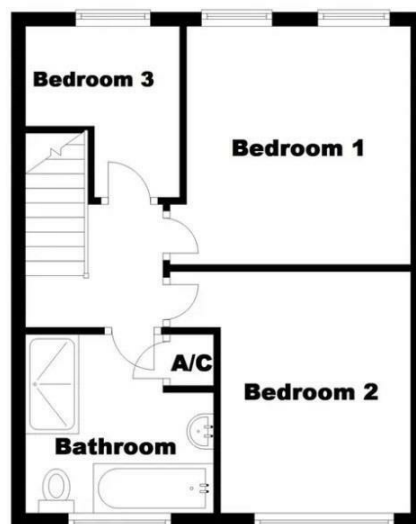
You are recommended to have this verified by your legal advisors at your earliest convenience.



### Ground Floor



### First Floor



**53 BIRCHWOOD ROAD, WOOLASTON, LYDNEY,  
GLOUCESTERSHIRE, GL15 6PE**



**£335,000**

**Sales: 01291 629292  
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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.



This property in Birchwood Road offers spacious, modern family accommodation within this sought after residential area and briefly comprises entrance porch giving access to the reception hall which leads to the sitting/dining room, kitchen and ground floor WC. To the first floor are three bedrooms and family bathroom. Outside the property benefits from a single garage which the current owner has partially converted to create a home office. The spacious rear garden is mainly laid to lawn, to the front there is also a lawned area along with private driveway providing parking for two vehicles.

Being situated in the sought after village of Woolaston there are a number of facilities close at hand to include local primary school, vibrant village hall, pubs, restaurants cold water swimming lakes, and local shop with a further range of facilities in nearby Chepstow and Lydney. There are good bus, road and rail links, along with the A48, M4 and M48 motorway network bringing Newport, Cardiff, Bristol and Gloucester all within commuting distance.

GROUND FLOOR

ENTRANCE PORCH

Window and half frosted glazed uPVC door to the front elevation. Tiled flooring. Storage cupboard. Door to:-

ENTRANCE HALL

Wooden effect flooring. Stairs off to the first floor.

CLOAKROOM/WC

Comprising low-level WC and a corner wall-mounted wash hand basin with chrome taps. Half-tiled walls. uPVC frosted window to side elevation.

LOUNGE/DINING ROOM

7.59m x 3.33m narrowing to 2.72m (24'11" x 10'11" narrowing to 8'11")

uPVC window to the front elevation and patio doors leading out to the rear garden. Feature Oak mantle shelf. Wooden effect flooring.

KITCHEN

2.77m x 2.72m (9'1" x 8'11")

Fitted with a good range of eye and base level cupboards with marble effect worktops. Inset stainless steel single sink with drainer and chrome mixer tap. Four ring electric hob and built-in oven below. Space for washing machine, dishwasher and fridge freezer. Mosaic style splashbacks. uPVC half glazed door leading to the side elevation and window to rear.

FIRST FLOOR STAIRS AND LANDING

Access to the partially boarded loft space.

BEDROOM 1

3.94m x 3.05m (12'11" x 10'0")

A spacious and light double bedroom with two windows to front elevation.

BEDROOM 2

3.63m x 2.77m (11'11" x 9'1" )

A generous double bedroom with window to rear elevation.

BEDROOM 3

3.05m x 2.16m narrowing to 1.22m (10'0" x 7'1" narrowing to 4'0")

A single bedroom with window to front elevation. Built-in over stair storage cupboard.

FAMILY BATHROOM

A modern four-piece suite comprising panelled bath with chrome taps, corner shower unit with glass sliding door and chrome shower attachments, pedestal wash hand basin with chrome mixer tap and low-level WC. Wood effect flooring. Chrome heated towel rail. Fully tiled walls. Airing cupboard. Frosted windows to side and rear elevations.

OUTSIDE

At the front there is off road parking for several vehicles which leads to the garage which has been partially converted to create a useful home office. A level lawn and pathway leading up to the front entrance porch. The rear garden is spacious and mainly laid to lawn with a patio area with an awning, perfect for entertaining. The garden is South facing so enjoys plenty of sun.

SERVICES

Mains water, electricity and drainage, oil central heating.

