

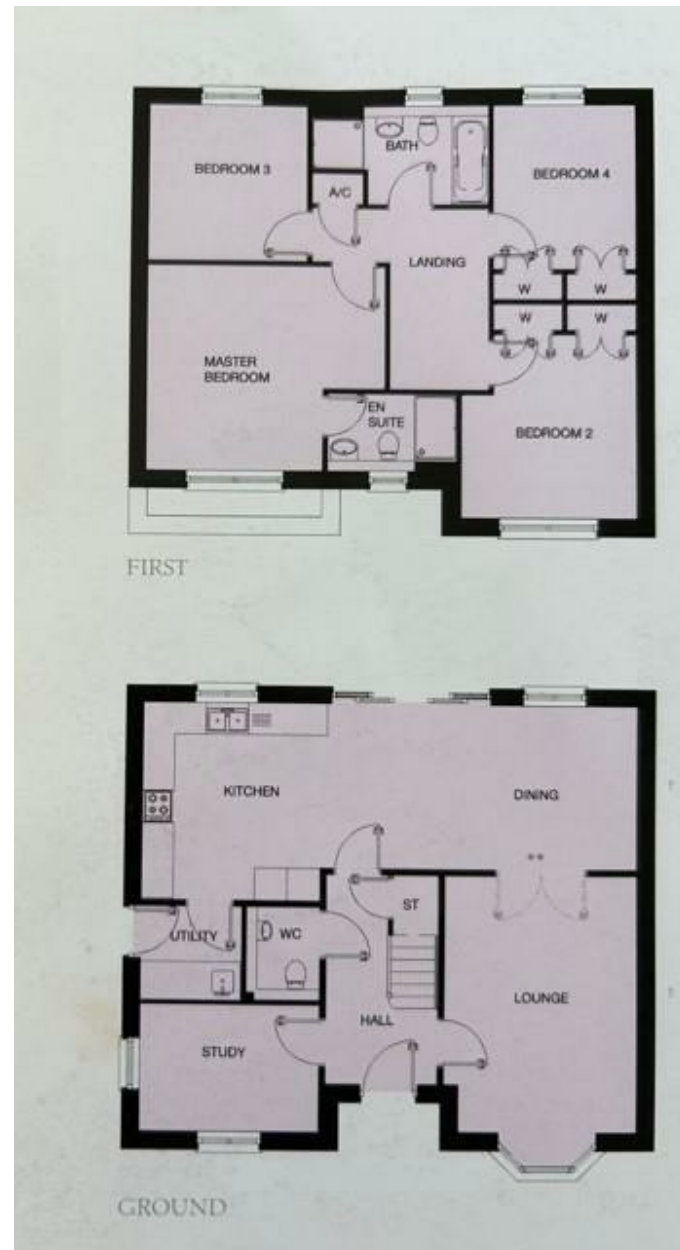
DIRECTIONS

From our Chepstow office proceed through the archway and up Moor Street, turning left onto A48. Proceed over the Wye Bridge towards Lydney, taking the first turning left onto Gloucester Road and then bear immediately left into Birch Grove, where following the numbers you will find the property on your left hand side.

MAINTENANCE AND SERVICE CHARGE

TENURE - FREEHOLD

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



**39 BIRCH GROVE, TUTSHILL, CHEPSTOW,
GLOUCESTERSHIRE, NP16 7FH**

4 **2** **2** **B**

£619,950

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The property comprises a well-appointed detached house, occupying a pleasant position within this sought after development which is proved to be extremely popular. Located within Tutshill, itself a great village close to Chepstow's town centre but benefitting from a range of local amenities to include well-renowned butchers, Morrisons daily, Café along with well-respected schools.

The accommodation is well-presented throughout and offers to the ground floor entrance hall, cloakroom/WC, living room with bay window to the front, study and impressive open plan family kitchen/dining room with separate utility, along with four double bedrooms (one en-suite) and family bathroom to the first floor. Outside the property benefits large garage with parking for a number of vehicles and level lawned garden to the rear.

GROUND FLOOR

ENTRANCE HALL

With door to front elevation. Stairs to first floor and understairs storage cupboard.

CLOAKROOM/WC

With low-level WC and wash hand basin with mixer tap and tiled splashback. Heated towel rail.

LIVING ROOM

4.83m x 3.66m (15'10" x 12'0")

Spacious living room with bay window to front elevation. Double doors to the dining area.

STUDY

3.43m x 2.41m (11'3" x 7'11")

Located to the front of the property with windows to front and side elevations.

KITCHEN/DINING ROOM

9.37m x 3.71m (30'9" x 12'2")

A very impressive open plan space with extremely good range of base and eye level storage units with ample granite work surfacing over. Inset twin Belfast sink with mixer tap. Four ring gas hob with extractor hood over and eye level double oven. Integrated dishwasher, wine cooler and fridge/freezer. Windows and sliding patio doors to rear garden. Dining area benefits from double doors to living room which could be open to provide a very flexible open plan feel to this lovely house.

UTILITY ROOM

1.91m x 1.78m (6'3" x 5'10")

With range of fitted wall units, one of which housing gas combi-boiler. Granite work surfacing with inset sink and spaces for washing machine and tumble dryer.

FIRST FLOOR STAIRS AND LANDING

Spacious landing with loft access point and airing cupboard.

PRINCIPAL BEDROOM

4.57m x 3.96m (15'0" x 13'0")

A generous double bedroom with window to front elevation.

EN-SUITE SHOWER ROOM

Appointed with a three-piece suite to include large step-in shower unit, low-level WC and wash hand basin with mixer tap. Part-tiled walls. Frosted window to front elevation.

BEDROOM 2

3.56m x 3.35m (11'8" x 11'0")

A double bedroom with window to front elevation. Range of built-in wardrobes.

BEDROOM 3

3.12m x 3.07m (10'3" x 10'1")

A double bedroom with window to rear elevation.

BEDROOM 4

3.23m x 2.74m (10'7" x 9'0")

A double bedroom with window to rear elevation. Range of built-in wardrobes.

FAMILY BATHROOM

Appointed with a four-piece suite to include step-in shower cubicle, panelled bath with mixer tap, low-level WC and wash hand basin with mixer tap. Part-tiled walls. Frosted window to rear elevation.

GARAGE

Brick paved driveway providing parking for a number of vehicles leads to large single garage with up and over door, power and light. Courtesy door to rear garden.

GARDENS

The property stands in attractive level gardens, to the front with dwarf wall and railing. The rear gardens are enclosed and level with two patio areas perfect for dining and entertaining along with level lawn with a variety of maturing trees and shrubs.

SERVICES

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

