



DIRECTIONS

From our Chepstow office proceed along the A48 over the new Wye Bridge, turning right for Sedbury where at the roundabout, take the second exit. Proceed past the secondary school towards the shops, immediately after passing the Spar shop on your left, take the next left hand turn. Proceed along this road leading on to Park View where you will find the property on the left hand side.

SERVICES

All mains services are connected to include mains gas central heating. Solar panels.
Council tax band C.

TENURE - FREEHOLD

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		

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.



**29 PARK VIEW, SEDBURY, CHEPSTOW,
GLOUCESTERSHIRE, NP16 7BE**



£329,950

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

Moon & Co. offers a superb opportunity to acquire this well-loved family home coming to the market for the first time in forty years, situated within a popular cul-de-sac, and being sold with the benefit of no onward chain. The property briefly comprises to the ground floor: reception hall, kitchen, sitting room, dining room, conservatory and cloakroom/WC whilst to the first floor are four bedrooms and a shower room. Outside the property is approached via a driveway offering off-road parking for several vehicles and a single garage. To the rear is a low maintenance garden with block paving and some mature raised borders, whilst the front garden benefits from level lawn.

Being situated in Sedbury a range of local amenities are close at hand to include primary and secondary schools, shops, local pub, doctors surgery and chemist with a further range of amenities in nearby Chepstow. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.

GROUND FLOOR

RECEPTION HALL

A frosted glazed door leading into the reception hall.

CLOAKROOM/WC

Low-level WC and a wall-mounted corner wash hand basin with chrome mixer tap and tiled splashbacks. Window to front elevation.

SITTING ROOM

4.46m x 4.18m (14'7" x 13'8")

A spacious reception room with a large picture window and wood effect flooring.

DINING ROOM

2.68m x 3.22m (8'9" x 10'6")

With French doors to:-

CONSERVATORY

With double glazed windows and doors leading out to the rear garden. Ceramic tiled floor.

KITCHEN

2.58m x 3.17m (8'5" x 10'4")

Appointed with a matching range of base and eye level storage cupboards with laminate work surfacing over and tiled splashbacks. One bowl and drainer sink unit with chrome mixer tap. Four ring gas hob with extractor fan over and oven below. Built-in fridge and space for washing machine. Ceramic tiled floor. Handy understairs storage cupboard. Window to rear elevation and door to side elevation.

FIRST FLOOR STAIRS AND LANDING

Airing cupboard housing combi boiler and handy over-stairs storage cupboard. Access to partially boarded loft space.

PRINCIPAL BEDROOM

4.19m x 3.27m (13'8" x 10'8")

With a range of built-in bedroom furniture. Window to front elevation.

BEDROOM 2

3.22m x 3.26m (10'6" x 10'8")

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

BEDROOM 3

2.33m x 4.46m (7'7" x 14'7")

A double bedroom with dual aspect windows to front and rear elevations.

BEDROOM 4/STUDY

2.09m x 2.32m (6'10" x 7'7")

Window to front elevation.

SHOWER ROOM

Comprising of a three-piece suite to include a shower unit with electric shower and glass shower door, pedestal wash hand basin with chrome tap and low-level WC. Ceramic tiled floor and fully tiled walls. Frosted window to rear elevation.

OUTSIDE

GARDEN

To the front there is an area laid to lawn with mature hedging. To the rear a landscaped mature garden which is currently overgrown, mostly laid to slabs with a patio area.

GARAGE

At the front of the property there is a driveway offering tandem parking and leading to a single garage with up and over door and power, with a workshop built at the rear of the garage.

SERVICES

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

