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 along Gloucester Road, towards two mini roundabouts taking the first exit, proceed down the hill and at the next mini roundabout turn left onto Sedbury Lane. Continue down Sedbury Lane where you will find the property on the left hand side.

TENURE - FREEHOLD

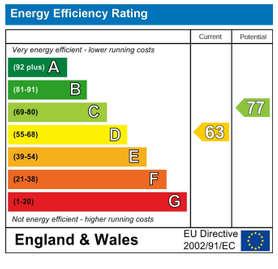
You are recommended to have this verified by your legal advisors at your earliest convenience.

DISCl
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

1 GRANVILLE TERRACE, TUTSHILL, CHEPSTOW, GLOUCESTERSHIRE, NP16 7DX

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£380,000

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

Situated in a highly desirable village location, this end terrace property constructed, we believe, on the turn of the 20th century, provides fantastic, deceptively spacious living accommodation arranged over three floors that will no doubt suit a variety of markets. The existing layout includes a ground floor entrance hall with original stained-glass feature windows, lounge with feature fireplace and a fantastic open plan kitchen/dining/family area. On the first floor, there are two double bedrooms, the principal bedroom affording fantastic far-reaching views across Chepstow and the Severn Estuary, as well as a four-piece family bathroom. The property further benefits from a second-floor conversion to provide a double bedroom or indeed flexible home office or study, which is perfect for the everyday homeworker. Finally, the outside offers a good-sized, low maintenance rear garden. Providing fantastic open plan contemporary living, coupled with many original character features, properties on this row rarely come to the market and we would strongly recommend arranging an internal viewing to appreciate what this property has to offer. With its ideal village location in the heart of Tutshill, a number of facilities are close at hand, including local primary and secondary schools, well-renowned local butchers, Morrisons Daily and a café, with a further range of amenities a short walk away in nearby Chepstow. There are good bus, road and rail links with the A48, M48 and M4 motorway networks bringing Newport, Cardiff and Bristol all within commuting distance.

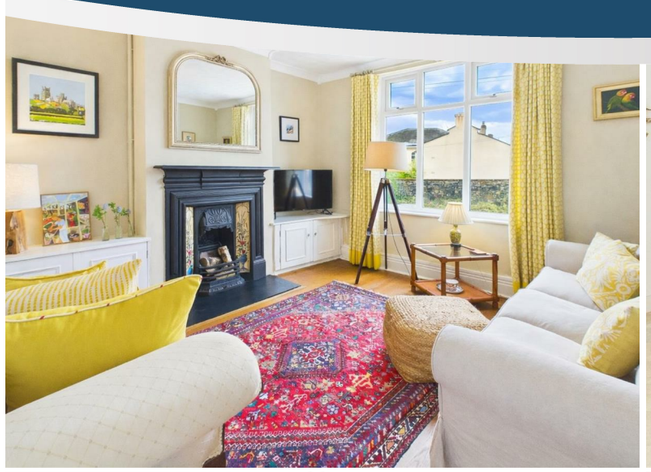
GROUND FLOOR

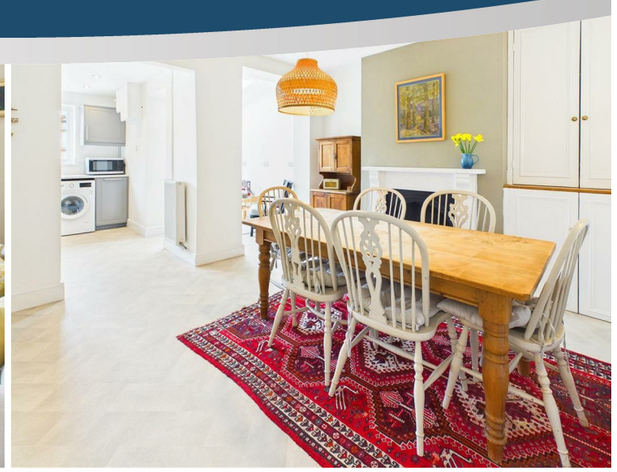
ENTRANCE HALL
Front door with feature stained glass window leads into the entrance hall with wood effect laminate floor. Staircase leading to the first floor landing.

LOUNGE
3.71m x 3.66m (12'2" x 12'0")
A really well proportioned formal reception space with feature picture window to the front elevation. Feature cast iron fireplace and inset alcove storage.

DINING AREA
4.55m x 3.51m (14'11" x 11'6")
A second very well proportioned reception space with useful understairs storage. Feature original cast iron fireplace and inset alcove storage. Open through to:-

KITCHEN AREA
3.23m x 2.54m (10'7" x 8'4")
The kitchen provides a good range of fitted wall and base units with ample laminate worktop, tiled splashback and inset stainless steel sink and drainer. Integrated four ring gas hob with Bosch electric oven/grill beneath. Space for a freestanding full height fridge/freezer as well as plumbing for washing machine. Window to the rear elevation. Open access to:-





FAMILY AREA
3.23m x 2.01m (10'7" x 6'7")
A very useful additional versatile space providing access directly out to the rear garden and also linking back through to the dining room, Velux roof light creating a very spacious light and airy feel.

FIRST FLOOR STAIRS AND LANDING
Staircase leading to second floor.

PRINCIPAL BEDROOM
4.55m x 3.71m (14'11" x 12'2")
A beautifully presented and sizeable principal bedroom enjoying two windows to the front elevation affording outstanding views across Chepstow town and towards the Severn Estuary. Two fitted wardrobes and feature original fireplace.

BEDROOM 2
3.51m x 2.67m (11'6" x 8'9")
A second good sized double bedroom with a feature original cast iron fireplace and window to the rear elevation.

FAMILY BATHROOM
Appointed with a contemporary four-piece suite to include corner shower cubicle with mains fed shower with waterfall overhead shower and handheld shower attachment, tiled surround. Panelled bath with handheld shower attachment, wash hand basin inset to vanity unit with mixer tap and tiled splashback along with low-level WC. Wall mounted heated towel rail. Built-in airing cupboard. Wood effect laminate floor. Frosted window to the rear elevation.

STAIRS TO SECOND FLOOR
Half turned stairs to:-

BEDROOM 3
4.55m x 3.86m (14'11" x 12'8")
A versatile room currently utilised as a third double bedroom coupled with a library and study, perfect for the everyday homeworker. Access to useful eaves storage. Velux window to rear elevation.

OUTSIDE
The property is approached at the front by a pedestrian pathway leading to the entrance door with mature plants and shrubs, enclosed by stonewall and railings. The rear garden comprises a good size paved patio area with steps leading up to a second further paved terrace area, bordered by a mature and attractive range of plants and shrubs. Furthermore there is a very useful wooden storage shed at the rear of the garden. The rear garden is fully enclosed by fencing to all sides and provides low maintenance.

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