



DIRECTIONS

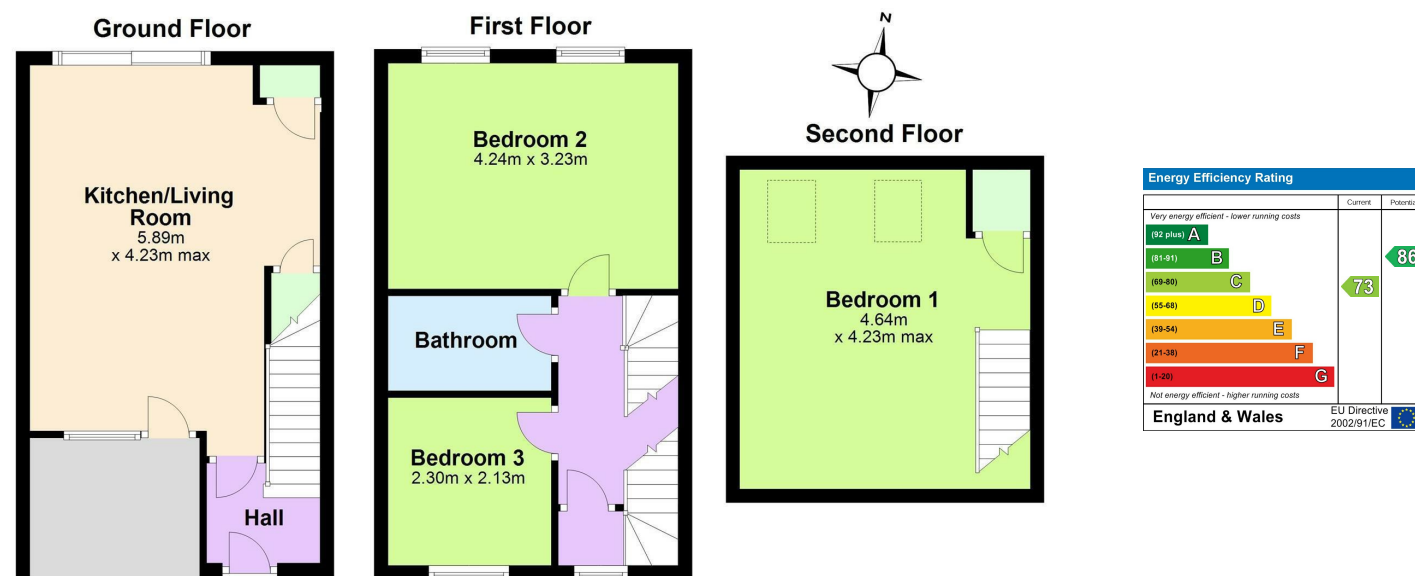
From our Chepstow office proceed to the main Severn Bridge roundabout, taking the first exit towards Thornwell. At the next roundabout take the third exit, continue along this road where you will find Valentine Lane where following the numbering you will find the property.

SERVICES

All mains services are connected, to include mains gas central heating.
Council Tax Band C

TENURE - FREEHOLD

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



**6 VALENTINE LANE, CHEPSTOW,
MONMOUTHSHIRE, NP16 5TH**



OFFERS IN EXCESS OF £250,000

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.

Offered to the market with the benefit of no onward chain this mid terrace three-bedroom property offers versatile and deceptively spacious living accommodation arranged over three floors and will no doubt suit a variety of markets. Occupying a pleasant position within this quiet cul-de-sac setting on a popular residential development retaining excellent access to the motorway network for the commuter and to amenities offered in Chepstow town centre. The well-planned living accommodation briefly comprises to the ground floor; entrance hall and a contemporary open plan kitchen/dining/living room benefitting patio doors leading out to the rear garden. To the first floor there are two bedrooms, the double bedroom could be utilised as a reception room if desired and there is also a bathroom, whilst to the second floor there is a further third sizeable double bedroom. The property further benefits private driveway providing parking for a couple of vehicles and low maintenance rear garden providing a great space for dining and entertaining. We strongly recommend an internal viewing to appreciate the flexibility this property has to offer.

GROUND FLOOR

ENTRANCE HALL

uPVC door leads into the entrance hall. Stairs to first floor.

KITCHEN/DINING/LIVING ROOM
5.89m x 4.23m max (19'3" x 13'10" max)

Comprising a well-proportioned open plan contemporary living space. The kitchen area affording fitted wall and base units with ample laminate worktops over. Inset stainless steel sink with drainer. Freestanding full size under counter dishwasher. Integrated four ring induction hob and electric oven/grill. Space for a freestanding washing machine and full height fridge/freezer. Useful understairs storage cupboard. Separate cupboard housing the Worcester Bosh gas combination boiler. Tiled floor. Patio doors to the rear garden. Frosted uPVC door leading to front storm porch area.

FIRST FLOOR STAIRS AND LANDING

Access to all first-floor rooms. Built-in airing cupboard with inset shelving. Door to inner lobby area with window to front elevation and half turn stairs leading of second floor.

BEDROOM 2
4.24m x 3.23m (13'10" x 10'7")

A sizeable double bedroom enjoying two windows to the rear elevation. This also provides fantastic versatile space which could be used as a reception room.

BEDROOM 3
2.30m x 2.13m (7'6" x 6'11")

An ideal single bedroom with a window to the front elevation.

FAMILY BATHROOM

Comprising a modern and neutral suite to include panelled bath with mains fed shower over and tile surround, low level WC and wash hand basin inset to vanity unit with mixer tap and tile splashback. Heated towel rail.

SECOND FLOOR

BEDROOM 1
4.64m x 4.23m max (15'2" x 13'10" max)

A very well-proportioned double bedroom. Two Velux windows to the rear elevation. Access to eaves and a separate built-in storage cupboard.

OUTSIDE

To the front is a private tarmac driveway providing parking for one to two vehicles. There is also a low maintenance area laid to lawn. Storm porch area at the front and a very useful under cover storage area with outside tap, lighting and a second access into the kitchen/dining/living room. To the rear is both low maintenance and of a good size, comprising a recently installed attractive paved patio area providing an ideal space for dining and entertaining which leads onto a level area laid to artificial lawn. There is also an outside tap.

SERVICES

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