



DIRECTIONS From our Chepstow office proceed down the High Street onto the one way system continuing over the Old Wye Bridge. At the mini roundabouts turn right onto Beachley Road. Continue along Beachley Road taking the right hand turn into Wyebank Avenue before you reach the roundabout where you will find the property on the corner on your right hand side.

SERVICES

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

TENURE - FREEHOLD

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

Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE

None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and furnishings.

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 fact.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed the property has all necessary planning, building regulation or other consents and Moon & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



6 Wyebank Avenue, Tutshill, Chepstow, Gloucestershire, NP16 7EJ

£254,950



Description

6 Wyebank Avenue comprises a well appointed semi-detached property situated within this popular residential location. Situated within a generous plot with immaculately presented gardens, single garage and parking area. Internally the property offers reception hall giving access to living room, kitchen, three bedrooms and shower room with access to the conservatory from the kitchen. Being situated in Tutshill, a number of facilities are close at hand to include local primary and secondary schools, pubs, local shops and doctors surgery with a further range of amenities 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 easy commuting distance.

Accommodation

RECEPTION HALL

uPVC double glazed front door. Ceramic tiled flooring. Storage cupboard. Loft access point with drop down ladder and partially boarded.

LIVING ROOM

14'6 x 11'2

A wonderfully presented reception room with uPVC double glazed window to front elevation and electric fan ceiling light fitting.

KITCHEN

10'3 x 10'

Recently updated to provide a matching range of base and eye level storage units including corner pull out units along with marble effect worktops. With inset electric hob and stainless steel extractor over, high level double oven along with space for a fridge/freezer and washing machine as well as dishwasher. With one bowl and drainer sink unit with chrome mixer tap. Ceramic tiled flooring. Spotlighting and uPVC double glazed door and window towards conservatory.

CONSERVATORY

With ceramic tiled flooring and uPVC double glazed sliding door to rear garden.

BEDROOM 1

11'1 x 9'11

A spacious double bedroom with uPVC double glazed window to front elevation.

BEDROOM 2

11' x 6'3

uPVC double glazed window to side elevation.

BEDROOM 3/DINING ROOM

9'10 x 8'2

Currently utilised as a formal dining room with high quality laminate flooring and uPVC double glazed door to rear elevation.

SHOWER ROOM

Comprising a white suite to include low level WC, pedestal wash hand basin with chrome mixer tap and corner shower cubicle with shower over. Complete with fully tiled walls and flooring. Spotlighting. Frosted uPVC double glazed window to rear elevation.

OUTSIDE

To the front the property is approached via stepped pathway to front entrance door with lawned front garden. To the side is professionally landscaped garden with well stocked beds and gated access to rear gardens. The rear garden offer a private and pleasant position with paved seating area leading to level lawn and well stocked beds and borders, bounded by timber fencing with rear gated access leading to garage and parking area. Greenhouse and shed (to remain).

SINGLE GARAGE AND PARKING

A single car garage with up and over door, side pedestrian door and window. With parking in front for up to three vehicles.

