



8 Wirewood Close, Tutshill, Chepstow, Gloucestershire, NP16 7BY

£284,950



DIRECTIONS From our Chepstow office proceed over the new Wye Bridge, taking the first turning on your left onto Gloucester Road, then turn right into Wirewood Crescent. Continue without deviation taking the third turning on your left into Wirewood Close where you will find this property at the head of the cul-de-sac.

SERVICES
 All mains services are connected to include 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 of 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.



Description

8 Wirewood Close comprises of a detached bungalow occupying an end of cul-de-sac position within this popular residential area of Tutshill, close to nearby amenities as well as Chepstows town centre. The property benefits from three good-sized bedrooms, living room, updated kitchen with recently constructed dining room with French doors to garden, as well as shower room, garage and driveway. The vendor has found a property he would like to purchase, hence the reduction in the sale price.

Accommodation

RECEPTION HALL

With uPVC entrance door. Attractive wood block flooring. Storage cupboards. Access hatch to loft space.

LIVING ROOM

16'3" x 10'11"

With windows to front elevation and side elevation. Feature fireplace. Exposed wood block flooring.

KITCHEN

13'10" x 7'10"

Updated with a matching range of base and eye level storage units with ample work surfacing over. Single drainer sink unit, tiled splash backs. Open plan to dining room.

DINING ROOM

Recently constructed dining room with window to rear elevation and French doors to garden.



BEDROOM 1

14'5" x 10'11"

With window to front elevation. Exposed wood block flooring.

BEDROOM 2

11'11" x 10'9"

With window to front elevation. Exposed wood block flooring.

BEDROOM 3

10'0" x 8'3"

With window to side elevation.

SHOWER ROOM

Appointed with a three piece suite comprising step-in shower cubicle, low level WC and wash hand basin. Window to side.

OUTSIDE

GARDENS

To the front a small, low maintenance garden with additional side parking and driveway to the single car garage with up and over door. The majority of the gardens are to the rear of the property and are level, laid to lawn and enjoy a pleasant aspect.

