



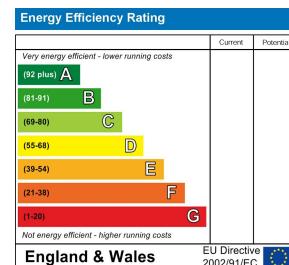
## DIRECTIONS

## SERVICES

## MAINTENANCE AND SERVICE CHARGE

### TENURE -

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



# FLAT, LIVE & LET LIVE COLEFORD ROAD, TUTSHILL, CHEPSTOW, NP16 7BN



**£1,295**

**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.

\* Spacious First Floor Flat \* Three Double Bedrooms \* En-Suite facilities to all Bedrooms \* Open plan Living area and Kitchen with integral Dishwasher, Fridge Freezer, Oven and Hob \* External Utility room and Storage space \* Off road parking for two cars \* Lovely well stocked Gardens and patio to rear \* Sought after location close to all amenities \* Unfurnished \* Available End of February 2026 \* Awaiting EPC rating \*

