



DIRECTIONS

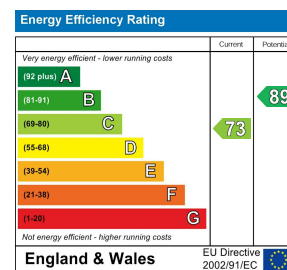
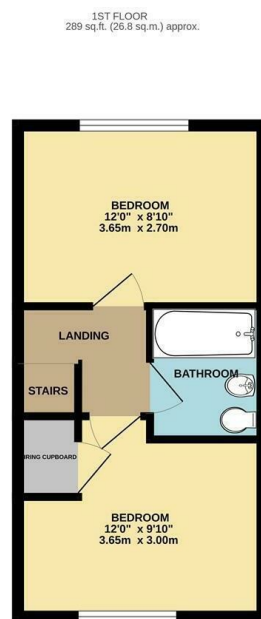
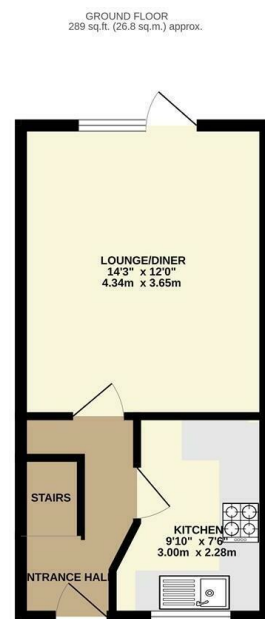
From our Chepstow Office proceed up Moor Street, turning right on the A48, continue along this road where at the roundabout take the second exit. Continue along this road taking the first exit at the next roundabout, continue along this road where at the next roundabout take the third exit, passing Tesco Express on your right-hand side. Take the first available left and then left again onto Lewis Way. Follow the road along to the end of the Cul-De-Sac where you will find the property on the left.

SERVICES

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

TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 577 sq.ft. (53.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, sections, areas and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The structure, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metronom 10/2021

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.



**37 LEWIS WAY, THORNWELL, CHEPSTOW,
MONMOUTHSHIRE, NP16 5TA**



£219,950

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

Offered to the market with the benefit of no onward chain this mid terrace property affords well planned and practical living accommodation arranged over two floors that would no doubt suit a variety of markets to include first time buyers, professional couples, young families, the retired market or indeed as an excellent investment opportunity. The living accommodation briefly comprises to the ground floor; spacious entrance hall, fully fitted kitchen and a generous lounge/diner with patio door to the rear garden. Whilst to the first floor there are two double bedrooms and a bathroom. Further benefits include allocated parking for two vehicles and a low maintenance rear garden providing a blank canvas for the garden enthusiast and a perfect space for dining and entertaining, whilst enjoying the south easterly facing aspect. We would strongly recommend an internal viewing to appreciate what this property has to offer.

There is the opportunity to re-configure the ground floor lay out to either increase the kitchen size or create open plan living into a kitchen/dining/living room.

Being situated in Thornwell a number of facilities are close at hand to include local primary school, shops and dentist with a further range of amenities in nearby Bulwark and 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

uPVC door with glazed panel leads into a welcoming and spacious entrance hall. Stairs to first floor. Direct access to both ground floor rooms. Wood effect flooring.

LOUNGE/DINER
4.34m x 3.65m (14'2" x 11'11")

Situated at the rear of the property comprises a generously proportioned reception room providing plenty of space for dining and living areas. Patio door leads out to the south

easterly facing rear garden, enjoying views across the gardens and flooding in lots of natural light. Wood effect flooring.

KITCHEN
3.0m x 2.28m (9'10" x 7'5")

Comprises a practical space, affording an extensive range of fitted base and eye level storage units with ample laminate work surfacing over with tiled splashback. Inset one bowl and drainer sink unit. Integrated four ring gas hob with extractor hood over and Zanussi electric oven/grill below. Space for full height fridge/freezer and washing machine. Window to the

front elevation looking over the gardens and the green beyond.

FIRST FLOOR STAIRS AND LANDING

Providing direct access to all first-floor rooms. Loft access point.

BEDROOM 1
3.65m x 2.7m (11'11" x 8'10")

A well-proportioned double bedroom enjoying a window to the rear elevation, overlooking the garden.

BEDROOM 2
3.65m x 3.00m (11'11" x 9'10")

A double bedroom with a window to the front elevation enjoying views over the front garden and green area beyond. Built-in airing cupboard with plenty of storage space and housing the Glo worm gas combination boiler.

BATHROOM

Comprising a neutral suite to include panelled bath with shower over and tile surround, pedestal wash hand basin with tiled splashback and low-level WC.

OUTSIDE

To the front of the property is a paved pedestrian pathway leading to the front entrance with storm porch over. Small low maintenance garden area, mainly laid to lawn bordered by a couple of mature plants and shrubs. The property looks

over a green area to the front and enjoys open aspect views. To the rear of the property the garden is of a generous size and low maintenance, comprising a small paved patio area access directly from the lounge/diner, providing a perfect space for dining, entertaining and enjoying the sunshine with the south easterly facing elevation. A paved pedestrian pathway with level lawn either side leads to a larger paved patio area again providing an ideal space for a patio set. Useful lockable garden shed for everyday storage use. Pedestrian gate leads to the rear where the property benefits two allocated parking spaces. The rear garden offers a fantastic blank canvas for the garden enthusiast.

SERVICES

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

