

DIRECTIONS

From our Chepstow office proceed up Welsh Street and just before the race course roundabout turn left into the Piercefield Avenue, continue into the development where you will find number 27 on your right.

TENURE - FREEHOLD

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



**27 PIERCEFIELD AVENUE, CHEPSTOW,
MONMOUTHSHIRE, NP16 5JB**



£369,950

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Offered to the market with the benefit of no onward chain, this deceptively spacious detached property occupies a really pleasant position in a quiet cul-de-sac setting on the edge of Chepstow town centre and will no doubt suit a variety of markets to include professional couples, young families or indeed the retired market seeking a convenient location. The well planned and versatile living accommodation is arranged over two floors and briefly comprises, to the ground floor, entrance porch, well proportioned lounge/dining room, fully fitted kitchen, conservatory, utility room and cloakroom/WC whilst to the first floor there are two double bedrooms and a single bedroom/ideal study as well as a modern shower room. The property further benefits private driveway to the front and a low maintenance south facing garden to the rear as well as uPVC double glazing throughout and a gas combi boiler.

Situated within a quiet location yet retaining excellent access to the many amenities offered in Chepstow town centre as well as being within easy reach of the motorway network for the everyday commuter. We would strongly recommend arranging an internal viewing to appreciate what this property has to offer.

GROUND FLOOR

ENTRANCE PORCH

A front entrance door leading into the front entrance porch with wood effect laminate floor and window to side elevation. Internal glazed door leads through to:-

LOUNGE/DINING ROOM

A really well proportioned open plan reception space enjoying a large window to the front elevation and feature fireplace. Plenty of space for living area and separate dining space. Doors to kitchen and inner hall. French doors to:-

CONSERVATORY

Providing another really well proportioned reception space with a feature tiled floor. Double glazing to all sides with French doors leading out to the rear garden.

KITCHEN

Comprising a modern neutral suite to include an extensive range of fitted wall and base units with wood effect laminate worktop and tile splashback. Inset stainless steel sink with drainer. Under counter free standing dishwasher. Integrated four ring electric hob with extractor hood over and separate integrated electric oven with grill. Window to the rear elevation looking into the Conservatory and door to side elevation.

INNER HALL

With half turn staircase leading to the first floor landing and open archway leading into:-

UTILITY ROOM

A very useful space that could be utilised as a home office if desired but currently provides fitted wall and base units with laminate worktop. Space and plumbing for white goods. Door to the side elevation and window to front elevation.

PANTRY

With inset shelving. Door to:-

CLOAKROOM/WC

Comprising a WC and wall mounted wash hand basin with tile splashback. Frosted window to side elevation.

FIRST FLOOR STAIRS AND LANDING

A spacious, bright and airy landing area with a window to side elevation. Loft access hatch. Built-in airing cupboard providing a useful storage space also housing the Worcester Bosch gas combi boiler.

PRINCIPAL BEDROOM

A well proportioned double bedroom benefitting fitted wardrobes to one side with separate built-in storage cupboard. Window to the rear elevation overlooking the garden and enjoying southerly views.

BEDROOM 2

A good size double bedroom with a window to the front elevation enjoying fantastic views over surrounding countryside.

BEDROOM 3

A good size single bedroom, or indeed offering fantastic versatile use as a study for the everyday home worker. Window to the front elevation benefitting fantastic panoramic views.

SHOWER ROOM

Recently upgraded to comprise a contemporary and neutral suite including a large corner walk-in shower cubicle with electric shower unit and tile surround, low level WC and a wash hand basin inset to vanity unit with mixer tap. Heated towel rail. Half tiled walls. Frosted window to the rear elevation.

GARDENS

To the front the property benefits a private tarmac driveway providing parking for two vehicles. Attractive border with low level hedgerow, plants and shrubs. Gated pedestrian pathway to one side of the property leads into the rear garden which enjoys a sunny southerly aspect and comprises a paved patio area, as well as a low maintenance area laid to slate with a range of attractive plants and shrubs. Furthermore there is a useful wooden shed for storage. The rear garden is fully enclosed by timber fencing and brick wall.

SERVICES

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

