



DIRECTIONS

From our Chepstow office proceed over the Old Wye Bridge continuing into Tutshill, at the mini roundabout bear right into Beachley Road and then take the first left into Sedbury Lane. Continue along Sedbury Lane turning right into Castle View, as you bear right and right again you will find the property on your right hand side.

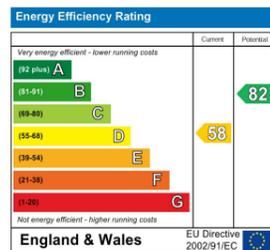
SERVICES

All mains services are connected to include gas central heating

2021/2022 Council Tax Band C.

TENURE - FREEHOLD

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



Total area: approx. 102.4 sq. metres (1102.1 sq. feet)



6 CASTLE VIEW, TUTSHILL, CHEPSTOW, GLOUCESTERSHIRE, NP16 7EA



£309,950

Sales: 01291 629292

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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. 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 finishes.

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 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 regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

6 Castle View comprises of a semi-detached bay fronted house, located in this popular residential area of Chepstow and is close, not only to the local amenities, but also the town centre. The property itself dates from approximately 1957 and has remained within the same family ownership ever since. Although requiring some upgrading, the property offers immense potential to create a comfortable family home.

GROUND FLOOR

ENTRANCE HALL

Door to front elevation. Stairs off: -

LIVING ROOM

14'3" x 11'3"

Bay window to front elevation. Feature fireplace. Doors to: -

DINING ROOM

11'7" x 10'7"

With window to rear garden.

KITCHEN

10'7" maximum x 9'

With range of storage units. Single drainer sink unit. Pantry.

UTILITY ROOM

8'11" x 7'4"

With courtesy door to garage and door to rear garden.

CLOAK ROOM/WC

With low level WC and wash hand basin.

FIRST FLOOR STAIRS AND LANDING

BEDROOM 1

13'6" x 11'5"

With window to front elevation.

BEDROOM 2

13'6" x 8'11"

With window to rear elevation.

BEDROOM 3

8'11" x 7'11"

With window to front elevation.

BATHROOM

Appointed with a three piece suit comprising panelled bath, low level WC and wash hand basin. Window to rear elevation.

OUTSIDE

GARAGE

Attached single car garage with up and over door, power and light. Courtesy door to the main property.

GARDENS

As aforementioned, 6 Castle View stands in particularly attractive and mature gardens. To the front laid to lawn with parking for one vehicle. To the rear, a really delightful large mature garden with extensive lawned area along with a variety of trees, shrubs and flowering plants. The rear garden also enjoys a good level of privacy.

