



DIRECTIONS

From our Chepstow office proceed up the High Street turning right onto the A48. At the roundabout, take the second exit and continue to the next roundabout taking the first exit towards Thornwell. At the next roundabout take the second exit, passing Tesco Express on your right hand side. Take the first left into Fountain Way and left again onto Lewis Way. Continue along this road, turning right into Bishops Close where, following the numbering, you will find the property on the left towards the end of the cul-de-sac.

SERVICES

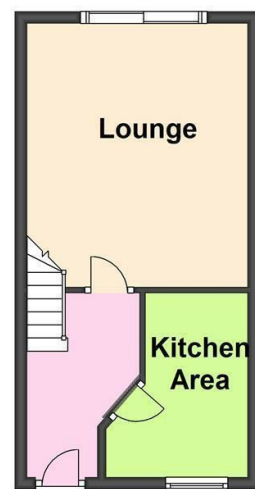
All mains services are connected.
Council tax band C.

TENURE - FREEHOLD

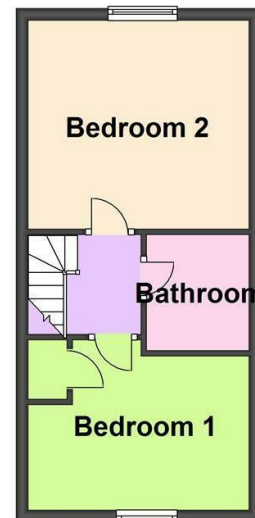
You are recommended to have this verified by your legal advisors at your earliest convenience.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Please note that every effort is made to produce an accurate floor plan. The floor plan is for guidance only and should not be used for any other purpose.
Plan produced using PlanUp.

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.



**11 BISHOPS CLOSE, THORNWELL, CHEPSTOW,
MONMOUTHSHIRE, NP16 5TE**

2 **1** **1** **B**

£224,900

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

Offered to the market with the benefit of no onward chain, this pleasant end-terrace property is situated within a popular location at the end of a quiet cul-de-sac. Internally the property comprises to the ground floor: reception hall with access to the kitchen and living/dining room with stairs to the first floor where there are two double bedrooms and bathroom. Outside the property benefits from off-road parking to the front as well as private lawned rear gardens.

Being situated in Thornwell, a range of local facilities are close at hand to include primary schools, shops and local pub in nearby Bulwark, with a further range of amenities in Chepstow. There are good bus, road and rail links with the A4, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.

GROUND FLOOR

ENTRANCE HALL

A composite half glazed front door leading to the entrance hall with wooden effect flooring. Stairs to first floor.

KITCHEN

2.29m x 2.98m (7'6" x 9'9")

Comprising a range of eye and base level cupboards with marble effect worktops and tiled upstand. Inset stainless steel single bowl sink with drainer and Chrome mixer taps. Four ring gas hob (some rings are not operational) with extractor fan over and fitted oven under. Space and plumbing for washing machine and space for fridge/freezer (which can remain if required). Half tiled walls. uPVC window to front elevation.

LIVING/DINING ROOM

3.60m x 4.35m (11'9" x 14'3")

Spacious reception room with sliding doors leading out to the garden. Wooden effect flooring.

FIRST FLOOR STAIRS AND LANDING

The landing area provides access to all first floor rooms. Loft access point.

BEDROOM 1

3.60m x 2.98m (11'9" x 9'9")

A double bedroom with window to front elevation. Built-in over stairs storage cupboard.

BEDROOM 2

3.60m x 2.73m (11'9" x 8'11")

A double bedroom with window to rear elevation.

BATHROOM

Comprising of a three-piece suite to include double shower unit with glass shower screen, chrome shower attachments and panelled walls, low-level WC and pedestal wash hand basin with chrome taps. Chrome heated towel rail. Tile effect flooring. Frosted window to side elevation.

OUTSIDE

To the front the property benefits from a spacious driveway providing private parking for several vehicles, with further lawn and shrubs. The pleasant level rear garden is mainly laid to lawn with concrete seating area and paved pathway leading to the garden shed. The rear garden is enclosed by a fenced boundary with gated access to the driveway.

SERVICES

All mains services are connected.

