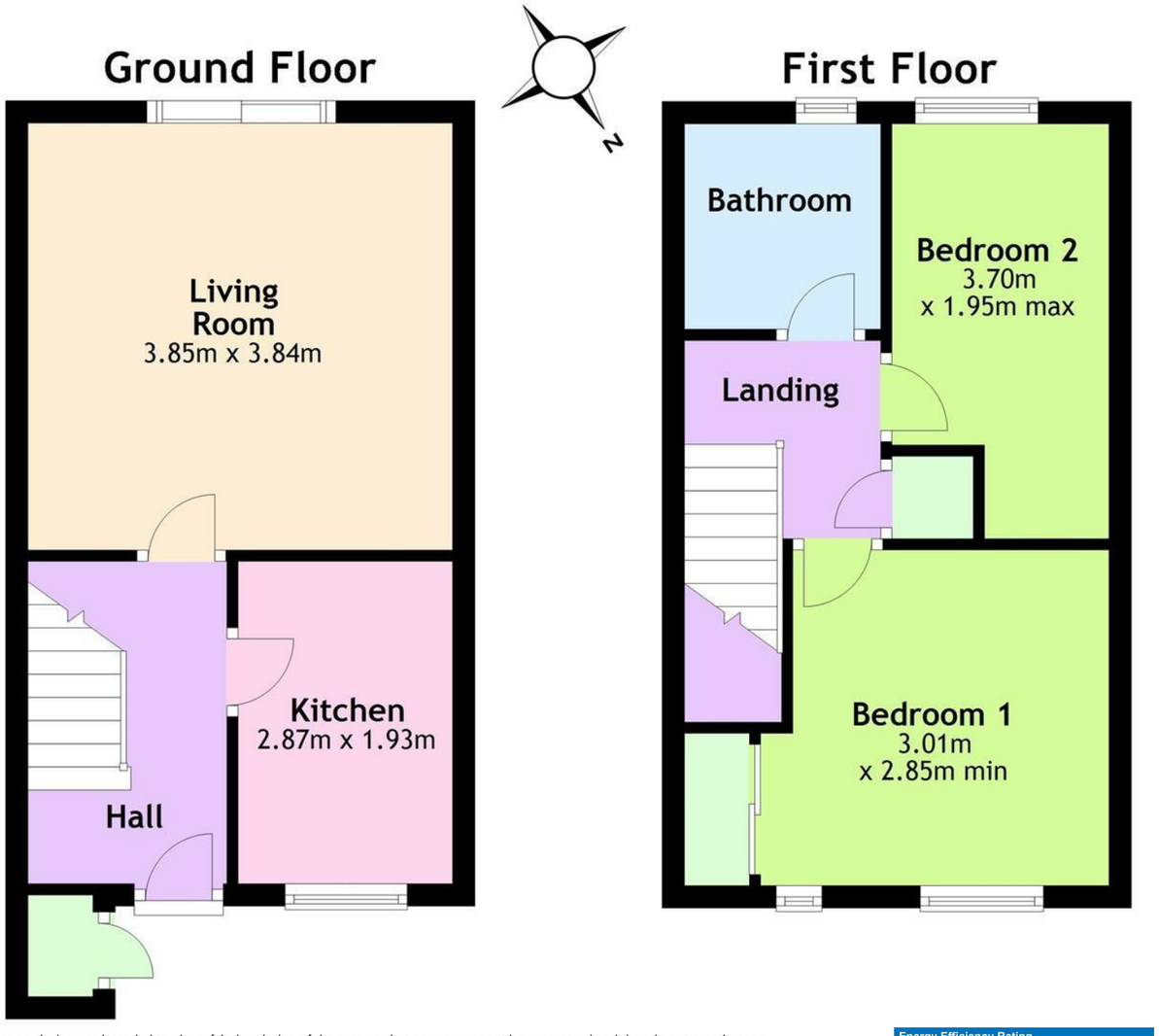
## DIRECTIONS

From our Chepstow office, proceed to the Severn Bridge roundabout, taking the first exit to Thornwell. At the next roundabout, take the first turning left and then at the remaining roundabout, take the third exit into Summerhouse Lane. Proceed along Summerhouse Lane, where you will find number 17 on your left-hand side.

## TENURE - FREEHOLD

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

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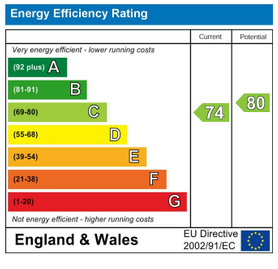
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none 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.






MOON&CO

# 17 SUMMERHOUSE LANE, CHEPSTOW, MONMOUTHSHIRE, NP16 5SP

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## £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 modern kitchen and living/dining room with stairs to the first floor where there are two double bedrooms and a bathroom. Outside the property benefits from a private lawned rear garden with gated access to the communal car park where there are two designated spaces for the property.

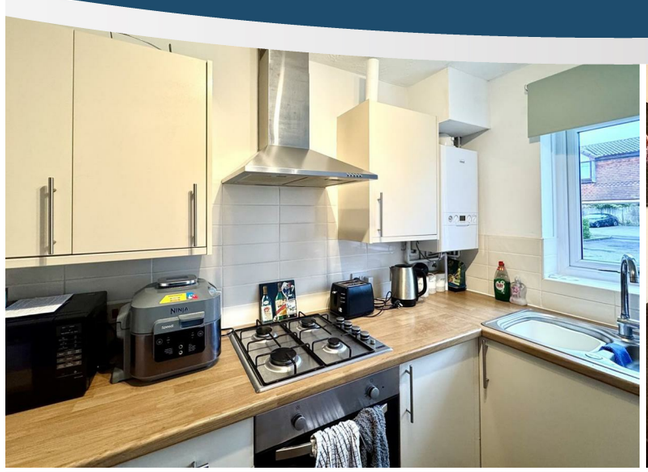
Being situated in Thornwell, a range of local facilities are close at hand to include primary schools, shops and local pub in nearby Bulwark, with a further range of amenities in Chepstow. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.

## GROUND FLOOR

### RECEPTION HALL
A half-glazed front door leads into the reception hall, with wooden effect flooring and stairs to the first floor.

### KITCHEN
**2.87m x 1.93m (9'4" x 6'3")**
A modern style kitchen with uPVC window to front elevation. Fitted with a range of eye and base level units with wooden effect worktop and subway style splashbacks. Inset one and a half bowl stainless steel sink with drainer and chrome mixer tap. Integrated four ring gas hob with stainless steel extractor fan over and oven beneath. Space for under counter washing machine and fridge/freezer.

### SITTING ROOM
**3.85m x 3.84m (12'7" x 12'7")**
A lovely light room with uPVC sliding patio doors leading to the rear garden.









### FIRST FLOOR STAIRS AND LANDING
Loft access point and airing cupboard.

### BEDROOM 1
**3.01m x 2.84m min (9'10" x 9'3" min)**
Window and feature arch window to front elevation. Built-in wardrobes with glass sliding doors.

### BEDROOM 2
**3.68m x 1.93m max (12'1" x 6'4" max)**
Currently being used as home office with uPVC window to rear elevation.

### FAMILY BATHROOM
Comprising a three-piece suite to include panelled bath with chrome mixer tap and shower attachment, tiled walls and glass shower screen, pedestal wash hand basin with chrome mixer tap inset to vanity storage unit and low-level WC. Wooden effect flooring and uPVC frosted window to rear elevation.

### OUTSIDE
To the front of the property is a lawned area and pedestrian pathway leading to the front entrance porch and storage area. The rear garden is mainly laid to lawn with a patio area and garden shed. Gated pedestrian access leads out to the communal car park where there are two designated car parking spaces.

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







