



DIRECTIONS

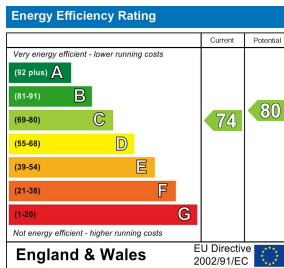
From our Chepstow office proceed up the High Street, through the Archway, turning right onto Welsh Street taking the first left turn into St. Kingsmark Avenue. Proceed along this road taking the third turning on your left onto Huntfield Road, continue up this road, taking the third right turn into Deans Gardens, where you will find the property on the left-hand side.

SERVICES

All mains services are connected to include mains gas central heating.
Council tax band E.

TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 1081 sq ft. (100.4 sq m) approx.
Whilst every effort has been made to ensure the accuracy of the foregoing particulars, Moon & Co. does not accept any liability for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, facilities and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made available by Moon & Co.

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 DEANS GARDENS, CHEPSTOW,
MONMOUTHSHIRE, NP16 5SG**



£385,000

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

This detached three-bedroom house in Deans Gardens occupies a pleasant position on the ever-popular Danes development, itself located close to the popular town centre of Chepstow. The property has benefitted from upgrades, and an extended kitchen, now providing space for dining and entertaining, along with good size lounge, hallway and ground floor cloakroom. To the first floor are two double bedrooms and one single, along with a modern shower room. Outside the property benefits from low-maintenance gardens to the front and rear, a single car garage and parking for three vehicles. The property is being sold with the benefit of no onward chain, and viewing is highly recommended.

Being situated in Chepstow, a range of local facilities are close at hand to include primary and secondary schools, shops, pubs and restaurants as well as health care surgeries. 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

ENTRANCE HALL

Half-glazed uPVC front door leads into the entrance hall with window to the side elevation. Ceramic tiled floor. Staircase to the first floor with oak and glass balustrade and handy under stairs storage cupboard.

CLOAKROOM/WC

To include low-level WC and wall-mounted wash hand basin with chrome mixer tap. Fully tiled wall and floor. Window to side elevation.

OPEN PLAN LOUNGE/DINING ROOM

LOUNGE AREA

4.39m x 3.58m (14'5" x 11'9")

Glazed door from the entrance hall leads into the lounge

area with uPVC bay window to the front elevation. Electric wall mounted fire. Open plan to:-

DINING AREA

3.18m x 2.69m (10'5" x 8'10")

With uPVC French doors leading out to the rear garden.

KITCHEN/BREAKFAST ROOM

5.28m x 2.82m (17'4" x 9'3")

Well-appointed with an extensive range of base and eye level cupboards with ample marble effect worktops and upstand with tiled splashbacks. Inset one and a half bowl stainless steel sink with drainer and chrome mixer tap. Four ring gas hob with stainless steel extractor fan over with glass splashback and double oven beneath. Integrated fridge/freezer and dish washer. Space for a table and chairs. Two roof lights and French doors to rear garden. Ceramic tiled floor.

FIRST FLOOR STAIRS AND LANDING

Window to the side elevation. Loft access point and airing cupboard.

SHOWER ROOM

Appointed with a modern three-piece suite to include wash hand with chrome mixer tap inset to wooden effect storage along with concealed cistern low-level WC, and a double shower unit with glass sliding shower door, rainfall overhead shower plus handheld shower attachments. Chrome heated towel rail. Fully tiled walls and tiled floor. Frosted window to rear elevation.

BEDROOM 1

4.09m x 3.58m (13'5" x 11'9")

A spacious double bedroom with ample space for wardrobes and storage. Window to front elevation.

BEDROOM 2

3.58m x 3.48m (11'9" x 11'5")

A further double bedroom with window to rear overlooking the garden.

BEDROOM 3

3.12m x 2.18m (10'3" x 7'2")

A spacious single bedroom, currently used as a home office. Handy over stair storage cupboard and window to front elevation.

OUTSIDE

GARAGE

5.77m x 2.59m (18'11" x 8'6")

To the front of the property is a private driveway proving off-road parking for several vehicles, which leads to the garage with up and over single door, plumbing and electric. Currently used as utility room with space for washing machine and tumble dryer. Courtesy door to rear garden.

GARDENS

At the rear a generous terraced garden mainly laid to decking with raised stone border and gated access to the driveway. At the front there is a level garden mainly laid to lawn.

SERVICES

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

