



## DIRECTIONS

From our Chepstow office proceed along the A48 towards Lydney. Upon entering the village of Woolaston turn left off the dual carriageway and left again at the village store. Continue without deviation up Severn View Road where you will find the property on the left-hand side.

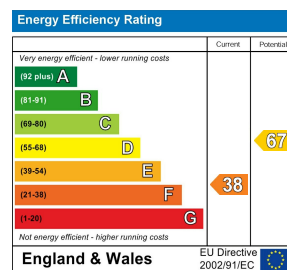
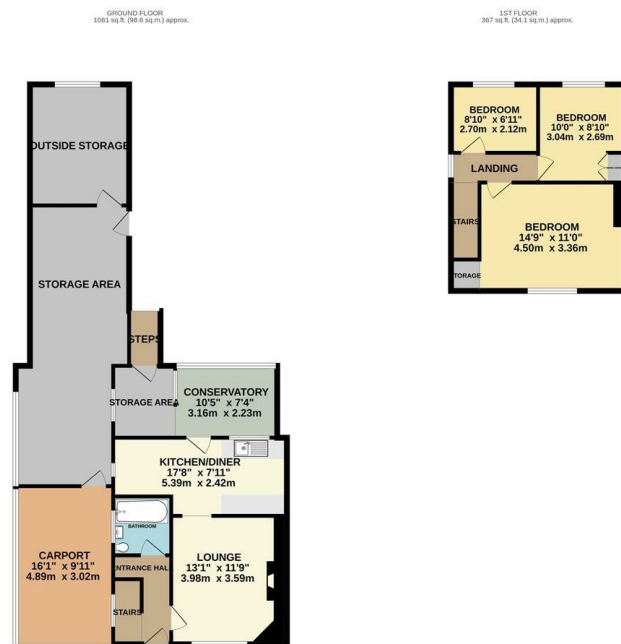
## SERVICES

Mains water, electricity and drainage.

Council Tax Band C.

## TENURE - FREEHOLD

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



**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.



**37 SEVERN VIEW ROAD, WOOLASTON, LYDNEY,  
GLOUCESTERSHIRE, GL15 6NP**



**£259,500**

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



Are you looking for a renovation project? If so, this three bedroom semi-detached property in the popular village of Woolaston could be of interest to you. The property briefly comprises, to the ground floor, bathroom, sitting room and kitchen/diner which leads to the spacious rear garden, and to the first floor there are three bedrooms. The property requires a thorough and extensive renovation and could easily be redeveloped to a most attractive family house, offering spacious accommodation with attractive far-reaching views.

Being situated in the sought after village of Woolaston there are a number of facilities close at hand to include local primary school, vibrant village hall, pubs, restaurants, cold water swimming lakes and local shop with a further range of facilities in nearby Chepstow and Lydney. There are good bus, road and rail links along with the A48, M4 and M48 motorway network bringing Newport, Cardiff, Bristol and Gloucester all within commuting distance.

**GROUND FLOOR**

**RECEPTION HALL**

uPVC half glazed door leading into reception hall with uPVC window to side elevation. Stairs to first floor.

**FAMILY BATHROOM**

Appointed with a three piece suite to include low level WC, wall-mounted wash hand basin and a panelled bath with taps. Frosted window to side elevation.

**SITTING ROOM**

**3.99m x 3.58m (13'1" x 11'9")**

With uPVC window to front elevation. Feature wall with shelving.

**KITCHEN/DINER**

**5.38m x 2.41m (17'8" x 7'11")**

With a range of cupboards and inset stainless steel sink unit with drainers to each side. Part-tiled walls. Frosted window to side elevation, window and frosted uPVC door to the rear. Door to: -

**LEAN-TO CONSERVATORY**

**3.18m x 2.24m (10'5" x 7'4")**

Of a wooden construction with windows to rear garden. Giving access to: -

**STORAGE AREA**

With glazed door to rear garden.

**FIRST FLOOR STAIRS AND LANDING**

With uPVC window to side elevation.

**BEDROOM 1**

**4.50m x 3.35m (14'9" x 11'0")**

A double bedroom with uPVC window to front elevation. Feature cast iron fireplace and overstairs storage cupboard.

**BEDROOM 2**

**3.05m x 2.69m (10'0" x 8'10")**

A double bedroom with window to rear elevation with views towards the River Severn. Built-in cupboard, housing the water tank.

**BEDROOM 3**

**2.69m x 2.11m (8'10" x 6'11")**

A single bedroom with window to rear elevation with open views.

**OUTSIDE**

To the front is an area laid to slabs and paving bricks offering off-road parking for two vehicles, leading to a car port. To the rear is a very generous garden with views over the open countryside and towards the River Severn and the Severn Bridge. It is mainly laid to lawn with some mature fruit trees, including peach and apple trees. There is also a wooden store with windows to garden.

**AGENTS NOTE**

Please note that the property does not have central heating.

**SERVICES**

Mains water, electricity and drainage.

