



DIRECTIONS

From our Chepstow office proceed to the main Severn Bridge roundabout, taking the first exit towards Thornwell. At the next roundabout take the third exit, continue along this road turning left onto Valentine Lane, number 4 is the second property on the right-hand side.

SERVICES

All mains services are connected to include mains gas central heating.
Council Tax Band D.

TENURE - FREEHOLD

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



4 VALENTINE LANE, CHEPSTOW, MONMOUTHSHIRE, NP16 5TH



£289,500

Sales: 01291 629292
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		

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.

Offered to the market with the benefit of no onward chain this mid terrace three-bedroom property offers versatile and deceptively spacious living accommodation arranged over two floors and will no doubt suit a variety of markets. The well-planned living accommodation briefly comprises to the ground floor: entrance hall leading to the spacious sitting room, which in turns leads to the open plan kitchen/diner and conservatory, from the kitchen there is access to the integral garage and WC. To the first floor there are three bedrooms, the main bedroom features a modern en-suite shower room and there is also a family bathroom. The property further benefits private driveway providing parking and a single garage to the front with a private rear garden providing a great space for dining and entertaining.

Being situated in Thornwell there are fantastic commuting links with A48, M4 and M48 motorway networks, bringing Bristol, Cardiff and Newport all within commuting distance. The local primary school is within walking distance along with several shops and other local amenities.

GROUND FLOOR

ENTRANC PORCH

Composite door to front elevation. Ceramic tiled floor.

SITTING ROOM

4.46m x 4.05m (14'7" x 13'3")

A spacious room with window to front elevation. Stairs to first floor. Ceramic tiled flooring.

KITCHEN/DINING ROOM

4.47m x 2.74m (14'7" x 8'11")

Appointed with a matching range of base and eye level storage units with ample work surfacing over and tiled splashbacks. One bowl and drainer stainless steel sink unit with mixer tap. Four ring gas hob with concealed extractor over and oven below. Space and plumbing for washing machine and space for full height fridge/freezer. Understairs storage cupboard. Courtesy door to garage. Ceramic tiled flooring. Door to: -

CONSERVATORY

Half-brick walls and uPVC windows and doors leading out to the rear garden. Ceramic tiled floor and heating.

CLOAKROOM/WC

Accessed from the garage and appointed with low-level WC and wall-mounted wash hand basin with chrome mixer tap and tiled splashback. Frosted window to rear elevation.

FIRST FLOOR STAIRS AND LANDING

Loft access point and airing cupboard.

BEDROOM 1

3.39m x 3.83m (11'1" x 12'6")

A double bedroom with window to front elevation. Built-in wardrobe.

EN-SUITE SHOWER ROOM

Comprising a three-piece suite to include low-level WC, pedestal wash hand basin with chrome taps and double shower unit with glass shower doors, electric shower over and tiled walls. Frosted window to rear elevation.

BEDROOM 2

2.60m x 3.38m (8'6" x 11'1")

A double bedroom with window to front elevation. Built-in mirror fronted wardrobe.

BEDROOM 3

3.04m x 2.07m (9'11" x 6'9")

A single bedroom with window to rear elevation.

FAMILY BATHROOM

Appointed with a three-piece suite to include low level WC, pedestal wash hand basin with taps and tiled splashbacks, panelled bath with tiled mixer tap, hand-held shower attachment and tiled surround. Velux rooflight.

GARDENS

To the front there is an area laid to lawn and to the rear is a patio area and an area laid to lawn with mature shrubs, fence to boundary.

GARAGE

Private driveway offering parking for one vehicles leads to a garage with up and over door, power and light. Pedestrian door to rear garden.

SERVICES

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

