



## DIRECTIONS

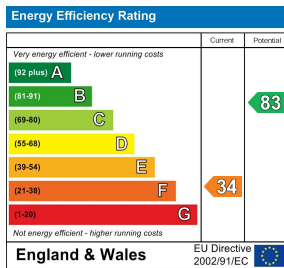
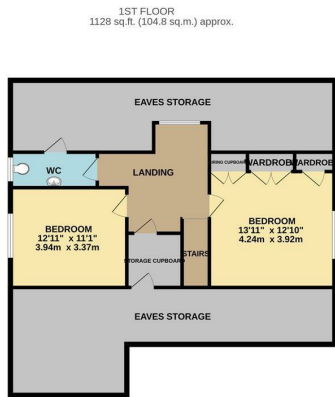
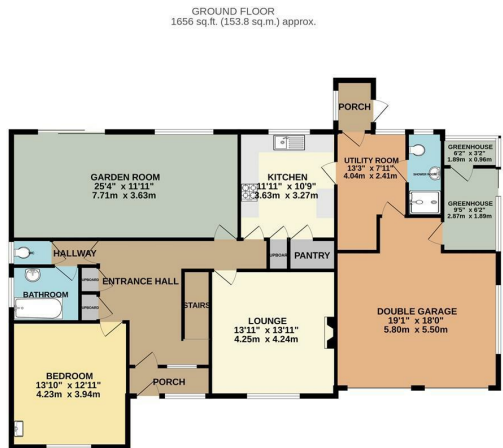
From our Chepstow office proceed over the new Wye Bridge towards Lydney, taking the first turning right towards Beachley. At the mini roundabout continue towards Beachley without deviation where you will find, as you pass Beachley Village, this property on your left-hand side.

## SERVICES

Mains water, electricity and drainage. Oil fired 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: 2783 sq.ft. (258.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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.



## TWO RIVERS, BEACHLEY, CHEPSTOW, GLOUCESTERSHIRE, NP16 7HG

**3** **2** **2** **F**

**OFFERS OVER £450,000**

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

This property comprises a detached chalet bungalow dating from the 1960's and offering an exceptional position overlooking the Severn Estuary and beyond, whilst standing in its own pleasant level mature gardens and extending down onto the bank of the river, within easy reach of local amenities as well as Chepstow's town centre and the M48 motorway for commuting.

The spacious accommodation currently offers entrance hall with ground floor bedroom, bathroom and WC, second sitting room or bedroom 4 and large living room with excellent views over the river, spacious kitchen with utility area and ground floor shower room, as well as double garage. To the first floor two double bedrooms and large landing. The property does need some upgrading but offers immense potential to either enhance the current accommodation or indeed carry out further extensions and modifications if required.

**GROUND FLOOR**

**ENTRANCE PORCH**

With door and window to front elevation.

**ENTRANCE HALL**

**4.78m x 3.71m (15'8" x 12'2")**

A spacious entrance hall with stairs to first floor. Useful storage cupboard.

**BEDROOM 1**

**4.37m x 4.04m (14'4" x 13'3")**

A double bedroom with windows to front and side elevations. Wash hand basin.

**LOBBY**

Giving access to :-

**BATHROOM AND WC**

With window to side. The bathroom is appointed with a panelled bath and wash hand basin with the WC appointed with low level WC. Part-tiled walls.

**SITTING ROOM/BEDROOM 4**

**4.27m x 4.22m (14' x 13'10")**

A spacious room with window to front elevation. Feature fireplace.

**LIVING ROOM**

**7.70m x 3.66m (25'3" x 12')**

A most striking principal reception room with incredible views directly onto the Severn Estuary and looking towards Sharpness and Gloucester in the distance. With patio door and picture window to rear elevation.

**KITCHEN**

**3.61m x 3.28m (11'10" x 10'9")**

With an extensive range of storage units having ample work surfacing over. Two useful pantries. Window to rear elevation with excellent views. Door to :-

**UTILITY AREA**

With tiled flooring. Access door to garage and rear porch.

**SHOWER ROOM**

Appointed with a three piece suite comprising step-in shower, low level WC and wash hand basin. Fully tiled walls and flooring. Window to rear elevation.

**FIRST FLOOR STAIRS AND LANDING**

**3.73m x 2.34m (12'3" x 7'8")**

Window to rear elevation, offering superb views.

**CLOAKROOM/WC**

With wash hand basin and low level WC.

**BEDROOM 2**

**4.27m x 3.91m (14' x 12'10")**

A spacious double bedroom with window to side elevation.

**BEDROOM 3**

**4.04m x 3.25m (13'3" x 10'8")**

A double bedroom with window to side elevation.

**OUTSIDE**

**GARAGE**

Attached double garage with up and over door, power, lighting and courtesy door to utility room.

**GARDENS AND GROUNDS**

To the front the property benefits from lawned gardens with parking for several vehicles. To the side and rear, attractive level lawned gardens with mature trees, shrubs and flowering plants. The rear garden itself is particularly noteworthy due to its commanding views across the Severn Estuary and continuing down onto the river bank.

**SERVICES**

Mains water, electricity and drainage. Oil fired central heating.

