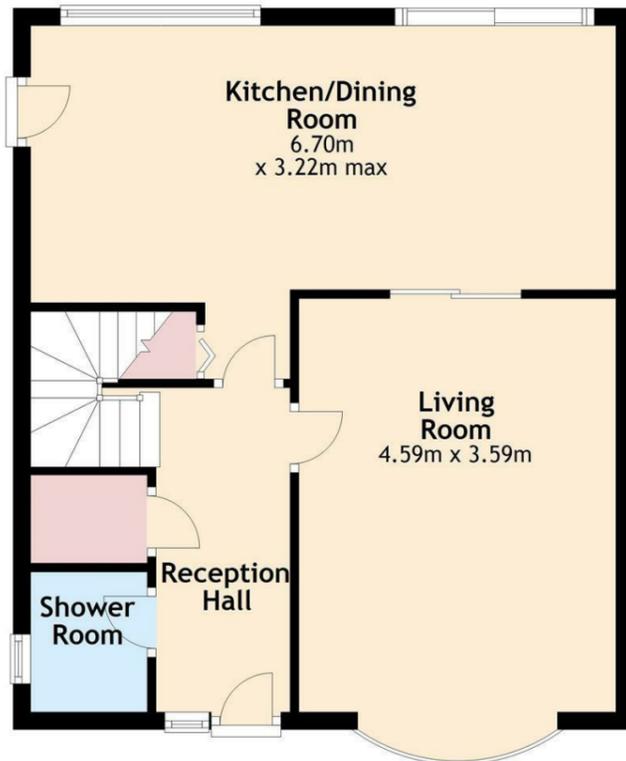
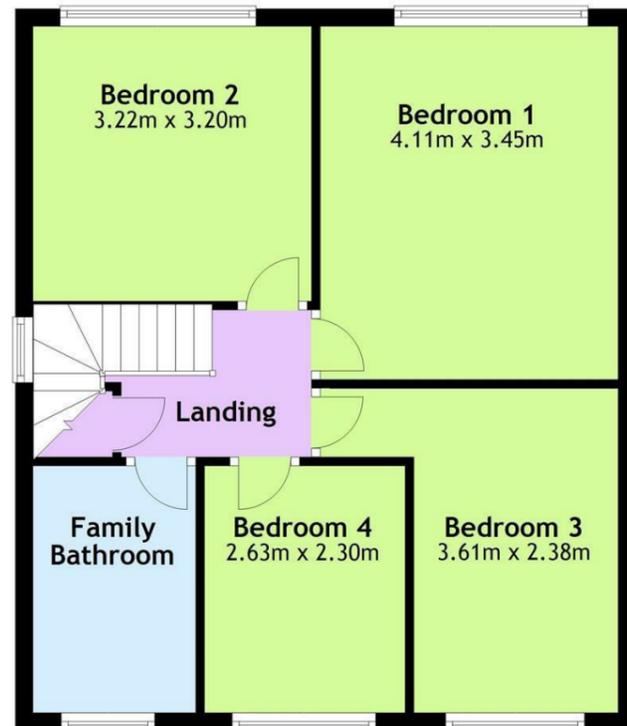


Ground Floor



First Floor



3 Oakfield Avenue, Chepstow, Monmouthshire, NP16 5NE

£369,950



DIRECTIONS From our Chepstow office proceed up Welsh Street taking the third turning left into Kingsmark Avenue. Continue up Kingsmark Avenue taking the second turning left into Huntfield Road, taking the second turning right into Oakfield Avenue where you will find the property on your left.

SERVICES

All mains services are connected to include gas central heating.

TENURE - FREEHOLD

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

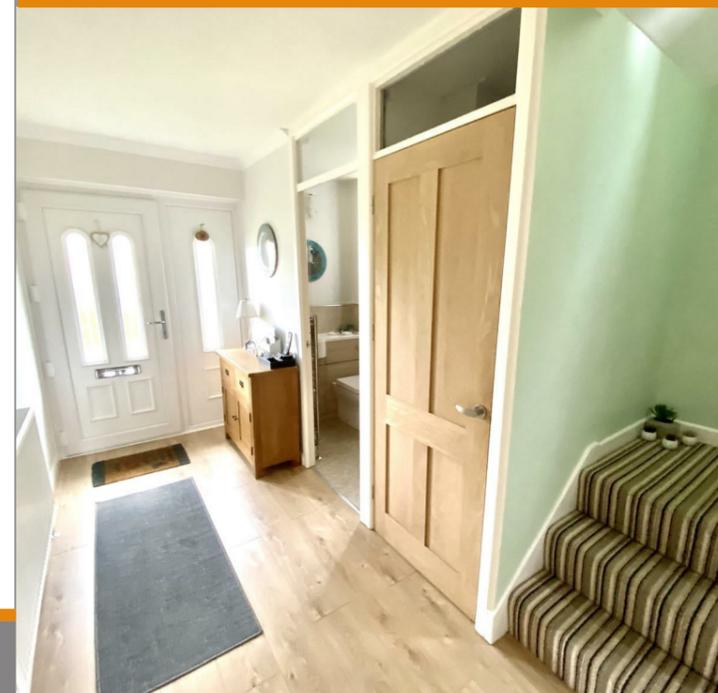
Disclaimer
 These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE
 None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and furnishings.

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 fact.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed the property has all necessary planning, building regulation or other consents and Moon & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Description

3 Oakfield Avenue comprises of a 1970's detached family house in this popular development close to Chepstows town centre, which has been extensively improved and updated in recent years by the current owners to now provide comfortable and contemporary family accommodation. A particularly noteworthy feature is the impressive kitchen/family dining room. The vendors have also installed an additional shower room to compliment the updated family bathroom.

Accommodation

GROUND FLOOR

ENTRANCE HALL

With door and window to front elevation. Stairs off. Useful cloaks storage cupboard.

SHOWER ROOM

Appointed with a three piece suite comprising step-in shower cubicle, low level WC and wash hand basin. Window to side.

LIVING ROOM

15'8" x 11'8"

With window to front elevation. Concealed double pocket doors leading to kitchen/family dining room.

KITCHEN/FAMILY DINING ROOM

22'0" x 10'10"

A most impressive and well executed upgrade to this attractive house, now providing a very spacious and sociable kitchen/dining area. The kitchen itself is extensively appointed with a good range of base and eye level storage units with ample work surfacing over, including ceramic hob with extractor, integrated oven and dishwasher. The dining area has French doors to rear garden along with large solid wood breakfast bar. There is also a kitchen window to the rear and door to the side. The under stairs storage cupboard has plumbing for an automatic washing machine.



FIRST FLOOR STAIRS AND LANDING

With window to side. Access hatch to loft space. Airing cupboard.

BEDROOM 1

13'7" x 11'4"

Window to rear elevation. Extensive range of mirror fronted built-in wardrobes.

BEDROOM 2

10'8" x 10'6"

With window to rear elevation.

BEDROOM 3

12'1" x 8'1"

With window to front elevation.

BEDROOM 4

8'10" x 7'9"

With window to front elevation.

BATHROOM

Appointed with a four piece suite comprising double ended bath, step-in shower cubicle, low level WC and wash hand basin. Attractive ceramic tiled finish to walls. and flooring. Window to front elevation.

OUTSIDE

GARDENS

The property stands in level front and rear gardens. To the front laid to lawn with side drive offering parking for three vehicles leading to the single car garage. The rear garden itself is level and lawned with good flower borders and seating area.

