DIRECTIONS

From Chepstow high street proceed up Moor Street turning right at the 'T' junction onto the A48. Proceed to the roundabout taking the first exit into Fair View. Continue to the end of the road, turning right and then immediately left onto Maple Avenue. Continue along this road where, following the numbering, you will find the property on the left hand side.

TENURE - FREEHOLD

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



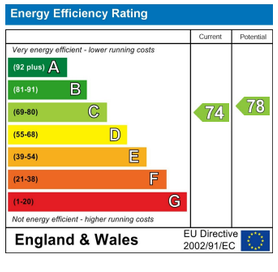


DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing 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.





MOON&CO

46 MAPLE AVENUE, BULWARK, CHEPSTOW, MONMOUTHSHIRE, NP16 5RG

3 2 1 C

£210,000

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

Coming to the market for the first time in many years, this generous three-bedroom mid-terraced property benefits from a private driveway and single garage along with a pleasant rear garden. The property would benefit from some cosmetic updating and briefly comprises, living/dining room, kitchen and cloakroom/WC to the ground floor, with three bedrooms and bathroom to the first floor.

Being situated in Bulwark, a range of local facilities including primary schools, shops and pub are close by, with a further abundance of amenities in nearby Chepstow. 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
A half-glazed uPVC door to front elevation.

CLOAKROOM/WC
To include wash hand basin with chrome taps and low-level WC. Frosted window to side elevation. Courtesy door to the garage.

SITTING ROOM
4.80m x 4.39m (15'9" x 14'5")
With window to the front elevation, feature fireplace and open tread stairs leading off to the first floor. Open through to:-

DINING ROOM
3.10m x 2.46m (10'2" x 8'1")
Window to rear elevation. Door to:-

KITCHEN
3.10m x 2.34m (10'2" x 7'8")
Appointed with a range of base and wall storage units with worktops over. Inset one bowl and drainer stainless steel sink unit with chrome mixer tap. Space for washing machine, fridge/freezer and cooker. Fully tiled walls. Patio doors leading out to the rear garden.

FIRST FLOOR STAIRS AND LANDING
With loft access and airing cupboard which houses the combi boiler.

BEDROOM 1
3.84m x 2.87m (12'7" x 9'5")
A double bedroom with uPVC window to front elevation.

BEDROOM 2
3.66m x 2.87m (12'0" x 9'5")
A spacious double bedroom with uPVC window to the rear elevation.

BEDROOM 3
2.54m x 1.93m (8'4" x 6'4")
Window to the front elevation.

FAMILY BATHROOM
Appointed with a three-piece suite to include panelled bath with chrome taps, pedestal wash hand basin with chrome taps and low-level WC. Fully tiled walls. Frosted uPVC window to the rear elevation.

OUTSIDE

GARAGE
5.00m x 2.64m (16'5" x 8'8")
At the front of the property the driveway provides off-road parking and leads to the single garage.

GARDEN
The front garden has a pedestrian pathway that leads up to the entrance door with mature hedging to the side. The rear garden is mainly laid to lawn with some mature shrubs and borders.

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

