



## DIRECTIONS

From our Chepstow office proceed up Moor Street, turning right onto the A48. Proceed along this road where at the main St. Lawrence roundabout take the first exit onto Fairview. Proceed along this road where at the end, turn right and then left onto Maple Avenue. Proceed along Maple Avenue taking the left hand turn for Holly Close where, following the numbering, you will find the property on your left hand side.

## SERVICES

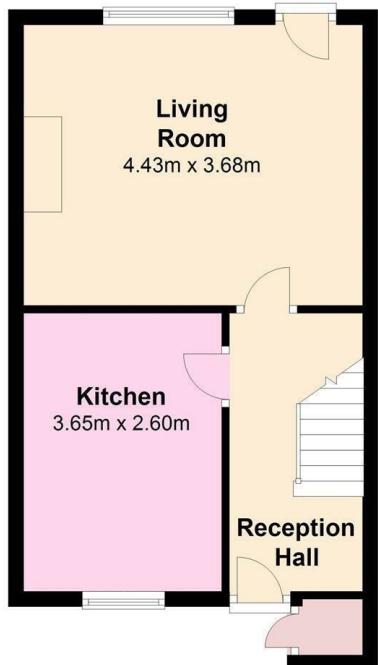
All mains services are connected, to include mains gas central heating. New Worcester boiler installed 2023.

Council Tax Band D

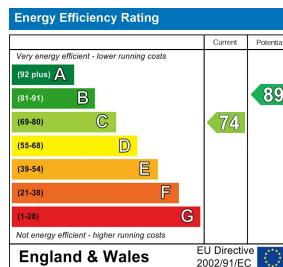
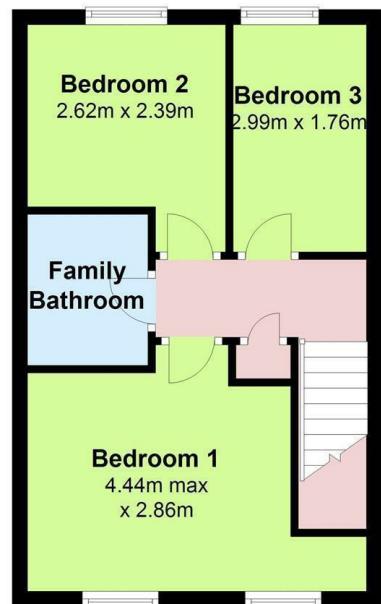
## TENURE - FREEHOLD

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

### Ground Floor



### First Floor



#### 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.



**15 HOLLY CLOSE, BULWARK, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5RP**



**OFFERS IN EXCESS OF £276,000**

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

Moon and Co. are delighted to offer to the market 15 Holly Close, this three bedroom, end of terrace property offers a sizeable level plot enjoying gardens to both front and rear elevations as well as driveway offering parking for two vehicles and single garage. Situated in an ever popular and quiet residential location in a cul-de-sac position within walking distance of local schools and amenities as well as being within a short distance to the motorway network. The well planned living accommodation briefly comprises to the ground floor, entrance hall, fully fitted kitchen and lounge/diner with uPVC door to garden, with the first floor affording three bedrooms and a family bathroom. The property would ideally suit a variety of markets to include first time buyers, young families, semi-retired market or an investment opportunity.

## GROUND FLOOR

### ENTRANCE HALL

A spacious entrance hall with door to front elevation. A very useful understairs storage area which houses the wall mounted Worcester Bosch combi gas boiler (replaced in 2023). Stairs to first floor.

### KITCHEN

#### **3.65m x 2.60m (11'11" x 8'6")**

Appointed with a range of base and eye level storage units with ample work surfacing over. Inset one and a half bowl and drainer sink unit with mixer tap. Integrated appliances include Neff four ring electric hob with extractor over and eye level oven/grill and Indesit dishwasher. Space for washing machine and full height fridge/freezer. Part-tiled walls and tiled flooring. Window to front elevation enjoying views over the gardens.

### LOUNGE/DINER

#### **4.43m x 3.68m (14'6" x 12'0")**

A generous reception room with feature fireplace with marble hearth and surround and inset electric fire. Plenty of space for dining area. Window and door to rear elevation.



### FIRST FLOOR STAIRS AND LANDING

With loft access point. Useful store cupboard.

### BEDROOM 1

#### **4.44m x 2.86m max (14'6" x 9'4" max)**

A generous double bedroom with two windows to front elevation.

### BEDROOM 2

#### **2.62m x 2.39m (8'7" x 7'10")**

A double bedroom with window to rear elevation.

### BEDROOM 3

#### **2.99m x 1.76m (9'9" x 5'9")**

An ideal single bedroom or indeed home office. Window to rear elevation.

### BATHROOM

Comprising a neutral suite to include panelled bath with mains fed shower unit over, pedestal wash hand basin and low level WC. Fully tiled floor and walls.

### OUTSIDE

To the front the property has a pedestrian gated access and pathway to front entrance. Useful outside store area. The front garden is level and low maintenance with areas laid to lawn and fully enclosed by hedgerow and brick wall with gate at the side leading out to the driveway. Property benefits from private driveway offering parking at the side for two vehicles and single car garage with up and over door, power and light. Third private parking space at the front. To the rear is a good size and low maintenance garden, fully enclosed by timber fencing, paved patio area and an area laid to lawn. Useful pedestrian door leading into the single car garage.

### SERVICES

All mains services are connected, to include mains gas central heating. New Worcester boiler installed 2023.

