DIRECTIONS

From our Chepstow office proceed over the new Wye Bridge, taking the first turning right toward Beachley. At the mini roundabout take the third turning into Wyebank Road, continue along Wyebank Road where you will find number 45 on your left-hand side.

TENURE - FREEHOLD

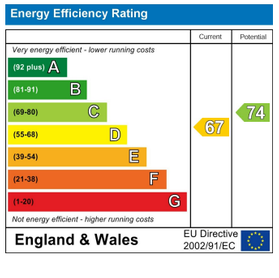
You are recommended to have this verified by your legal advisors at your earliest convenience.

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.



45 WYEBANK ROAD, TUTSHILL, CHEPSTOW, GLOUCESTERSHIRE, NP16 7ER

2 1 1 D

£210,000

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

Occupying a pleasant and elevated position within this quiet sought after development, this semi-detached bungalow is offered to the market with the benefit of no onward chain. The current layout briefly comprises an entrance hall leading to sitting room, bathroom, single bedroom, double bedroom and kitchen open to conservatory. The property further benefits a detached single garage, private driveway/parking as well as a low-maintenance good size rear garden.

The property is within a short walking distance to a bus stop which takes you into Chepstow town centre where there are a range of useful amenities and shops, the property is also within easy reach of the motorway network for the everyday commuter.

RECEPTION HALL
A half glazed uPVC door leads into the reception hall with ceramic tiled flooring.

SITTING ROOM
5.00m x 3.45m (16'4" x 11'3")
A spacious sitting room with window to front elevation.

KITCHEN/DINING ROOM
3.70m x 3.07m (12'1" x 10'0")
The kitchen area is fitted with a range of wooden eye and base level units with wood effect work surfacing, tiled splashbacks and inset one and a half bowl sink and drainer with chrome mixer taps. Under counter fridge. Freestanding Rangemaster five ring gas cooker with feature stainless steel extractor fan over and electric hot plate. Ceramic tile flooring. Open through to:-

CONSERVATORY
2.68m x 2.01m (8'9" x 6'7")
Fully glazed with French doors leading out to the rear garden and power connected.

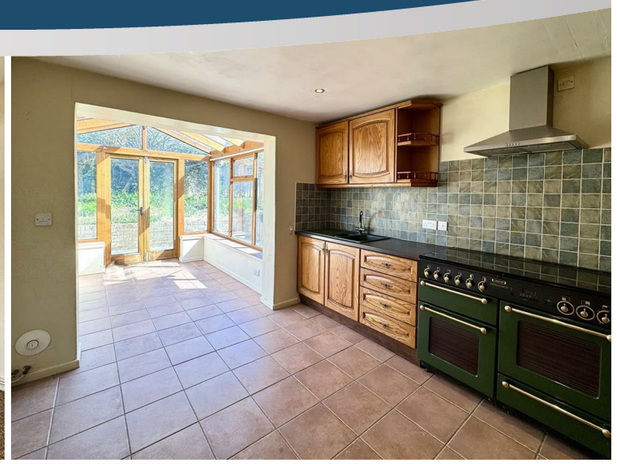
BEDROOM 1
4.02m x 3.86m (13'2" x 12'7")
A spacious double bedroom with window to rear garden.

BEDROOM 2
3.50m x 1.89m (11'5" x 6'2")
A single bedroom with window to front elevation.

FAMILY BATHROOM
Comprises a three piece suite to include pedestal wash hand basin with chrome tap, low level WC and panelled bath with chrome mixer tap, overhead handheld shower attachment and glass shower screen. Fully tiled walls and tiled floor. Frosted window to side elevation.

GARAGE
The property is approached by a driveway providing off road parking for several vehicles which leads to the garage with up and over door, power and lighting. Plumbing for washing machine.

GARDENS
The front garden is mainly laid to lawn, planted with some mature trees. The garden at the rear is mainly laid to patio slabs with raised beds and mature trees. Outside tap.

AGENTS NOTE
The property is of a steel framed construction.

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