



FREEHOLD

£425,000



2 ELM CLOSE, TUTSHILL, NP16 7DA

- LIVING ROOM
- THREE BEDROOMS
- KITCHEN
- SINGLE GARAGE
- DINING ROOM
- TWO BATHROOMS
- DRIVEWAY FOR PARKING
- GARDEN

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A SPACIOUS THREE BEDROOM DORMA BUNGALOW (ORIGINALLY BUILT AS A FOUR BEDROOM) WITH TWO BATHROOMS, LIVING ROOM, DINING ROOM, KITCHEN AND UTILITY APPROXIMATE 20 METER DRIVEWAY FOR PARKING AND SINGLE GARAGE. SITUATED IN THE TUTSHILL AREA JUST OUTSIDE OF CHEPSTOW MINUTES OFF THE A48 IN A CUL-DE-SAC LOCATION WITH EASY ACCESS TO THE M4 AND M5 MOTORWAYS

ACCOMMODATION :

RECEPTION HALL: With wood block floor, radiator, stairs to first floor, door to front with screen adjacent. Deep shelved storage cupboard with window to side.

LIVING ROOM: 16' 0" x 12' 10" (4.87m x 3.91m), Feature Marble style fireplace with electric fire inset, radiator, wall lights, windows to front and side. Open too:

DINING ROOM: 11' 8" x 9' 6" (3.55m x 2.89m), Radiator, wall lights, sliding patio door to rear and garden, door too:

KITCHEN: 13' 4" x 9' 0" (4.06m x 2.74m), Extensive range of base and eye level storage units worktop space incorporating single drainer colour coded sink unit with hot and cold swivel tap over, fitted electric oven, four ring hob, and extractor hood, plumbing for dishwasher, radiator, recess spotlighting, window and door to rear.



UTILITY: 9' 0" x 7' 5" (2.74m x 2.26m), Base and eye level storage units, plumbing for automatic washing machine, space for fridge freezer, under counter space for tumble dryer etc, window to rear.

BEDROOM TWO: 11' 3" x 9' 7" (3.43m x 2.92m), Plus wardrobes Fitted three double and one single wardrobes, vanity unit with three large drawers and three small drawers, radiator, woodblock floor, window to front.

BATHROOM: 11' 6" x 8' 10" (3.50m x 2.69m), Four piece suite comprising of panel bath, close couple WC, pedestal wash hand basin, tiled shower cubicle, tiled splashbacks, shaver point, radiator, window to side.

STAIRS TO FIRST FLOOR LANDING: With generous shelved linen cupboard housing Valiant gas fired boiler (hot water and central heating).



BEDROOM ONE: 15' 10" x 15' 2" (4.82m x 4.62m), L shaped maximum measurements
Radiator, pedestal wash hand basin, Eaves storage, window to front.

BEDROOM THREE: 11' 10" x 10' 10" (3.60m x 3.30m), Radiator, Eaves storage, window to side.

BATHROOM: Three piece suite comprising of panel bath, close coupled WC, pedestal wash hand basin, extractor fan, radiator, Velux window to rear.

OUTSIDE: The property is accessed via double gates on to a brick Pavia driveway approximately 20 meters in length providing off road parking and access to single garage. Front garden mainly laid to lawn with trees and shrubs, rear garden with lawn, garden shed, greenhouse and patio area.

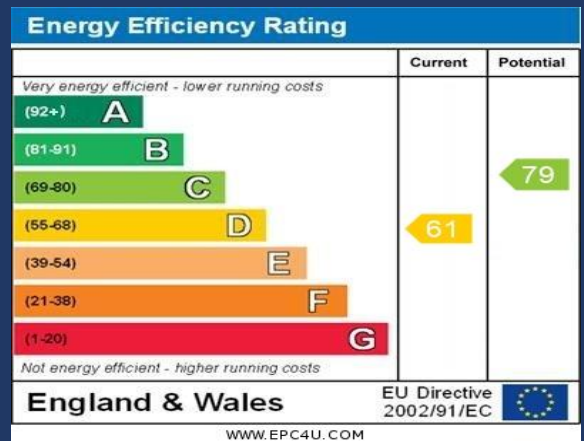
**VIEWINGS: BY APPOINTMENT WITH THE OWNERS
SOLE AGENTS.**

**SERVICES: Telephone subject to BT regulations.
THE SERVICES AND CENTRAL HEATING SYSTEM,
WHERE APPLICABLE, HAVE NOT BEEN TESTED.**



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

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PASSIONATE
ABOUT
Property
SINCE 1982