



DIRECTIONS

From our Chepstow office proceed down the High Street onto the one way system proceeding over the old Wye Bridge. Proceed up the hill passing over the two mini roundabouts. Proceed along this road taking the last right hand turn into Bigstone Meadow before heading back on to the A48. Proceed into Bigstone Meadow where following the numbering you will find the property on your right hand side.

SERVICES

All mains services are connected, to include mains gas central heating.
Council Tax Band C

TENURE - FREEHOLD

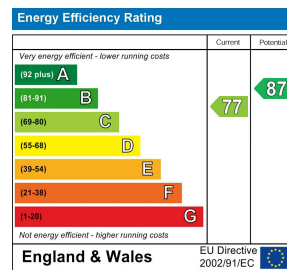
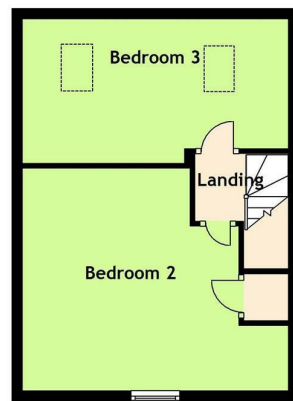
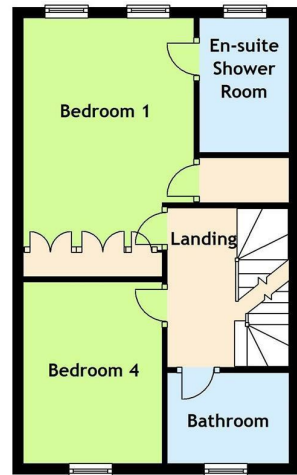
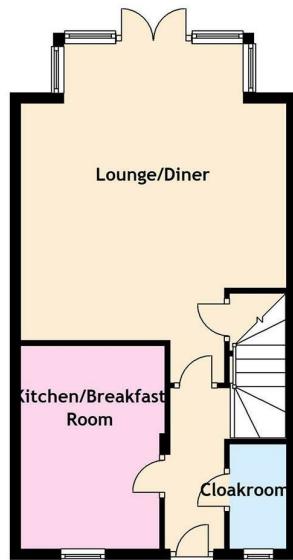
You are recommended to have this verified by your legal advisors at your earliest convenience.



Ground Floor

First Floor

Second Floor



32 BIGSTONE MEADOW, TUTSHILL, CHEPSTOW, GLOUCESTERSHIRE, NP16 7JU



£350,000

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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 are pleased to offer to the market 32 Bigstone Meadow which comprises a pleasant 3 storey end of terrace family home situated in the sought after village of Tutshill, which comes to the market with no onward chain. The property briefly comprises to the ground floor reception hall, kitchen/breakfast room, WC and living/dining room. To the first floor are two bedrooms, one benefitting from en-suite shower room, and a separate bathroom with further two bedrooms to the second floor.

Bigstone Meadow is well located in Tutshill, an area of Chepstow which benefits from a good range of local schools, award winning butchers/delicatessen, convenience store and a café. Further amenities are available in Chepstow and there are good bus, road and rail links with the A48, M48 and M4 motorway networks bringing Newport, Cardiff, Bristol and Gloucester all within easy commuting distance.

GROUND FLOOR

ENTRANCE HALL

With door to front elevation. Stairs to first floor. Laminate flooring.

GROUND FLOOR WC

Low level WC and wash hand basin with chrome taps.

LIVING/DINING ROOM

5.4m maximum x 4.7m (17'8" maximum x 15'5")
Spacious living/dining room with large bay windows and French doors leading out to rear garden. Useful under stairs storage cupboard.

KITCHEN/BREAKFAST ROOM

3.7m x 2.6m (12'1" x 8'6")

Appointed with a matching range of base and eye level storage units with ample work surfacing over. Stainless steel one and half bowl and drainer sink unit. Four ring gas hob with concealed extractor over and eye level double oven. Integrated fridge/freezer. Space for washing machine and dishwasher. Tiled splashbacks and laminate flooring. Window to front elevation.

FIRST FLOOR STAIRS AND LANDING

PRINCIPAL BEDROOM

4.1m x 3.2m (13'5" x 10'5")

Spacious bedroom with two windows to rear elevation. Fitted with a good range of built-in wardrobes and a separate large storage cupboard. Door leading to: -

EN-SUITE SHOWER ROOM

Fitted with a three-piece suite to include pedestal wash hand basin, low level WC and a double shower cubicle. Part-tiled walls. Frosted window to rear elevation.

BEDROOM 4

3.4m x 2.6m (11'1" x 8'6")

With window to front elevation.

FAMILY BATHROOM

Fitted with a white three-piece suite comprising low level WC, pedestal wash hand basin and a panelled bath with mixer tap, shower attachment and glass shower screen. Part-tiled walls. Frosted window to front elevation.

SECOND FLOOR STAIRS

BEDROOM 2

4.1m x 3.7m (13'5" x 12'1")

A generous sized bedroom with window to front elevation. Cupboard housing boiler.

BEDROOM 3

4.7m x 2.5m (15'5" x 8'2")

Two Velux windows to rear elevation.

OUTSIDE

GARAGE

A single garage with up and over door. The garage is situated in a garage block around the corner and is the second garage in from the right.

GARDENS

To the front the garden is laid to chippings with mature shrubs and is bounded by wrought iron railings. To the rear is a decked area and lawn.

AGENTS NOTE

Please note all photographs used are from our library stock for this property.

SERVICES

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

