



DIRECTIONS

From Chepstow high street proceed up the High Street turning right onto the A48, taking the first left hand turn into Bulwark. Proceed along this road and take the second right hand turn onto Mathern Road. Proceed along this road, past the church on your right hand side, taking the next left into Channel View and then the first left into Queens Road where, following the road round, you will find the property on the left hand side.

SERVICES

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

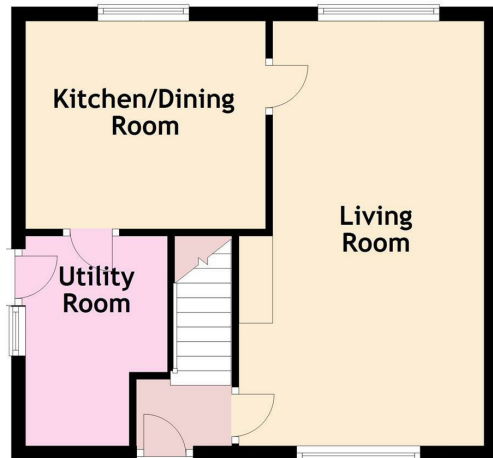
Council Tax Band C.

TENURE - FREEHOLD

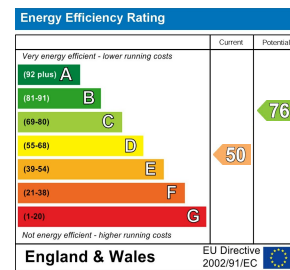
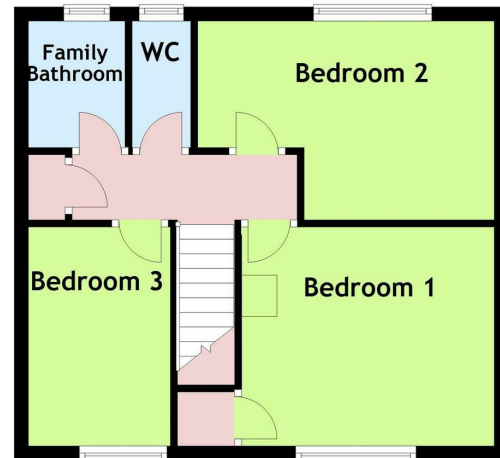
You are recommended to have this verified by your legal advisors at your earliest convenience.



Ground Floor



First Floor



**41 QUEENS ROAD, CHEPSTOW,
MONMOUTHSHIRE, NP16 5AN**



£220,000

Sales: 01291 629292

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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 delighted to offer to the market 41 Queens Road, an end-terrace property in need of some modernisation. The property briefly comprises to the ground floor, sitting room, kitchen/diner and utility room and to the first floor three bedrooms, bathroom and separate WC. To the front and rear of the property are spacious gardens mainly laid to lawn.

Being situated in Bulwark a range of local facilities are close at hand to include primary schools, shops and pub 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

HALLWAY

With door to front elevation and stairs to first floor. Door to: -

LIVING/DINING ROOM

5.99m x 3.4m (19'7" x 11'1")

uPVC window to front and rear elevations.

KITCHEN

3.3m x 2.9m (10'9" x 9'6")

Appointed with a matching range of base and eye level storage units with ample granite effect work surfacing over. Space for cooker, fridge and washing machine. Stainless steel one bowl and drainer sink unit with chrome taps. Breakfast bar. Tiled splash backs. uPVC window to rear elevation.

UTILITY AREA

2.9m x 1.9m (9'6" x 6'2")

Frost half glazed door and window to side elevation.

FIRST FLOOR STAIRS AND LANDING

Loft access point and airing cupboard.

BEDROOM 1

3.5m x 3.1m (11'5" x 10'2")

uPVC window to front elevation. Built-in storage cupboard.

BEDROOM 2

2.7m x 4.1m (8'10" x 13'5")

uPVC window to rear elevation.

BEDROOM 3

3.1m x 1.9m (10'2" x 6'2")

uPVC window to front elevation.

BATHROOM

Appointed with a two piece suite to include panelled bath with glass shower door and shower over and pedestal wash hand basin with chrome taps. Part-tiled walls. Frosted window to rear.

WC

Low level WC. Part-tiled walls. Frosted window to rear.

OUTSIDE

To the front the property has a level lawn and pathway with mature borders leading to the front door as well as access to rear garden. To the rear is a spacious garden mainly laid to lawn with some mature trees.

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

