



DIRECTIONS

From Chepstow town centre proceed onto Welsh Street. Continue up Welsh Street turning left onto St Kingsmark Avenue where, following the numbering, you will find this property on the right-hand side.

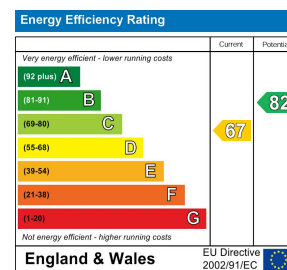
SERVICES

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

Council Tax Band E

TENURE - FREEHOLD

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



**62 ST. KINGSMARK AVENUE, CHEPSTOW,
MONMOUTHSHIRE, NP16 5LY**



£335,000

**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.

62 St Kingsmark Avenue comprises a detached family house, occupying a pleasant position within this sought after residential area. The ground floor is accessed through an entrance porch with fully glazed door into the reception hall providing access to the living / dining room, kitchen and WC. To the first floor there are three bedrooms and a family bathroom. The property would benefit from a small amount of cosmetic updating. Outside, the property is accessed via a driveway with parking leading to the single garage. To the rear, a private low maintenance garden.

Being situated in Chepstow, a range of local facilities are close at hand to include primary and secondary schools, shops, pubs and restaurants as well as health care surgeries. 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

ENTRANCE HALL

uPVC half glazed door and window to front elevation. Stairs to first floor. Understairs storage. Wood effect flooring.

LIVING ROOM

4.04m x 3.12m max (13'3" x 10'2" max)

A bright and airy reception room with feature fireplace and wood effect flooring. Large picture uPVC window to the front elevation overlooking garden and park. Open plan to:-

DINING ROOM

3.10m x 2.44m (10'2" x 8'0")

With uPVC patio door to rear garden. Wood effect flooring.

KITCHEN

3.02m x 2.41m (9'10" x 7'10")

Appointed with a range of matching base and eye level storage units with ample work surfacing over. Inset one bowl and drainer stainless steel sink with chrome mixer tap. Four ring hob and electric oven. Wall mounted gas boiler. Open plan to:-

REAR PORCH

Frosted glazed door to side elevation and half glazed door to rear garden. Ceramic tiled flooring.

UTILITY ROOM/WC

Ceramic tiled flooring, frosted window to rear elevation and part tiled walls. Low level WC and pedestal wash hand basin with chrome taps. Plumbing and space for washing machine.

FIRST FLOOR STAIRS AND LANDING

Window to side elevation. Loft access point. Airing cupboard.

BEDROOM 1

4.06m x 2.82m min (13'3" x 9'3" min)

Spacious double bedroom with built-in wardrobe. uPVC window to front elevation.

BEDROOM 2

2.82m x 3.7m max (9'3" x 12'1" max)

A double bedroom with window to rear elevation.

BEDROOM 3

2.57m x 2.13m (8'5" x 6'11")

A single bedroom with built-in cupboard. Window to front elevation.

FAMILY BATHROOM

Appointed with a three-piece suite to include panelled bath with electric shower over and glass shower screen, pedestal wash hand basin with chrome taps and low level WC. Fully tiled walls. Frosted uPVC window to rear.

OUTSIDE

To the front is a private driveway leading to a single car garage with up and over door, also a lawned area. To the rear is a low maintenance block paved garden with fenced boundary.

SERVICES

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

