



DIRECTIONS

From our Chepstow office proceed up the High Street, turning left onto the A48. Proceed along this road turning right after the Wye Bridge into Sedbury. At the roundabout take the first exit into the new build estate where you will find the property on the 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.

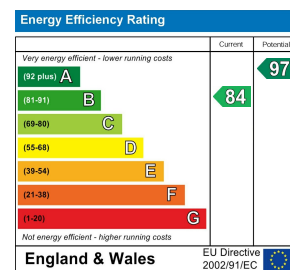


4 CRANE POOL AVENUE, SEDBURY, CHEPSTOW, GLOUCESTERSHIRE, NP16 7FS

3 2 1 B

£340,000

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.

This beautifully presented property offers the opportunity to acquire a home, constructed approximately two years ago therefore benefitting from 8 years NHBC warranty remaining. The property offers to the ground floor, reception hall providing access to the living room, kitchen and WC. To the first floor are three bedrooms, one with en-suite shower room along with family bathroom. Outside the property benefits from off-road parking and single garage to the front, with spacious and level private rear garden.

Being situated in Sedbury, a range of local facilities are close at hand to include primary and secondary 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.

RECEPTION HALL

Half glazed uPVC door to front elevation. Storage cupboard. Stairs to first floor. Wood effect flooring.

GROUND FLOOR WC

Appointed with a two-piece suite to include low level WC and corner pedestal wash hand basin with chrome mixer tap and tiled splashbacks. Frosted uPVC window to front elevation.

KITCHEN

2.46m x 3.71m (8'1" x 12'2")

Appointed with a range of modern base and eye level storage units with wood effect work surfacing over. Inset one bowl and drainer sink unit with chrome mixer tap. Four ring gas hob with stainless steel extractor over and electric oven below along with built-in washing machine, dishwasher and fridge/freezer. Subway tiled splashbacks. Wood effect flooring. uPVC window to front elevation.

SITTING ROOM

4.45m x 4.60m (14'7" x 15'1")

A bright and airy reception room with uPVC window to side elevation and French doors leading to the rear garden. Under stairs storage cupboard.

FIRST FLOOR STAIRS AND LANDING

Loft access point and airing cupboard.

BEDROOM 1

4.22m x 2.59m (13'10" x 8'6")

A double bedroom located to the rear of the property with uPVC window overlooking the garden. Door leading to :-

EN-SUITE SHOWER ROOM

Appointed with a three-piece suite to include low level WC, pedestal wash hand basin with chrome mixer tap and shower cubicle with mains fed shower. Part-tiled walls. Wood effect flooring. Frosted uPVC window to side elevation.

BEDROOM 2

3.10m x 2.59m (10'2" x 8'6")

A double bedroom located to the front of the property with uPVC window. Currently being utilised as a home office.

BEDROOM 3

3.71m x 1.91m (12'2" x 6'3")

A single bedroom located to the rear of the property with uPVC window. Currently being utilised as a dressing room.

FAMILY BATHROOM

Appointed with a three-piece suite to include low level WC, pedestal wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap, glass shower screen and mains fed rainfall shower over. Chrome heated towel rail. Part-tiled walls. Wood effect flooring. Frosted uPVC window to front elevation.

OUTSIDE

GARAGE

A single car garage with up and over door as well as side courtesy door to rear garden. Power and lighting.

GARDENS

To the front a paved pathway through lawned and stone chipped garden, leading to the front door. There is parking for two to three vehicles to the side of the property. To the rear is a spacious and level private rear garden, laid to lawn. Gated access leading to the front of the property and to the garage.

SERVICES

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

