



DIRECTIONS

From Chepstow town centre, proceed up the High Street turning left onto the A48. Proceed over the Wye Bridge turning right for Sedbury. At the roundabout take the second exit into the Wyebank estate. Take the first right where following the numbering you will find the property on the right-hand side

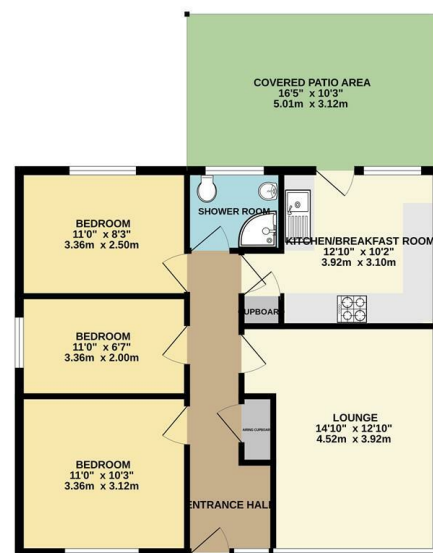
SERVICES

All mains services are connected, to include mains gas central heating.
Steel frame construction.
Council Tax Band B

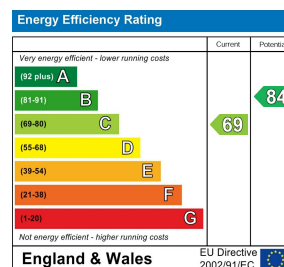
TENURE - FREEHOLD

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

GROUND FLOOR
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA: 686 sq.ft. (63.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing measurements, the agent does not accept any liability for any errors, omissions or misstatements. This plan is for guidance only and should not be used as a basis for any purchase. The actual layout and dimensions may vary from those shown and the purchaser is advised to verify the same by their own measurements.



**13 WYEBANK AVENUE, TUTSHILL, CHEPSTOW,
GLOUCESTERSHIRE, NP16 7EJ**



£289,950

**Sales: 01291 629292
E: sales@thinkmoon.co.uk**

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 13 Wyebank Avenue, an updated, semi-detached bungalow, presented to a very high standard. The property is located in the popular residential area of Wyebank, and briefly comprises, sitting room, modern kitchen, three bedrooms and shower room. The property benefits from low maintenance gardens to the front and rear, and parking for several vehicles.

Being situated in Tutshill a range of local facilities are close at hand to include primary and secondary schools, shops, pub, pharmacy and doctor surgery, with a further range 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.

ENTRANCE HALL

uPVC door and glazed window to front elevation. Wood effect flooring. Storage cupboard housing combi boiler. Loft access point.

BEDROOM 1

3.03m x 3.37m (9'11" x 11'0")

A light and spacious double bedroom with uPVC window to front elevation.

BEDROOM 3

1.92m x 3.37m (6'3" x 11'0")

A single bedroom with uPVC window to side elevation.

BEDROOM 2

2.48m x 3.41m (8'1" x 11'2")

A double bedroom with uPVC window to rear elevation.

SITTING ROOM

3.41m x 4.41m (11'2" x 14'5")

A lovely spacious sitting room with large uPVC picture window to front elevation. Feature fireplace with gas fire.

SHOWER ROOM

Appointed with a three-piece suite to include corner shower unit with glass sliding door and electric shower over, pedestal wash hand basin with chrome mixer tap and low level WC. Fully tiled walls. Chrome heated towel rail. Frosted window to rear elevation.

KITCHEN

3.93m x 3.08m (12'10" x 10'1")

Appointed with a matching range of storage units with wood effect work surfacing over. Inset single bowl and drainer sink unit with chrome mixer tap. Fitted appliances include 4 ring electric hob with stainless steel extractor fan over, eye level oven and fridge/freezer. Glass splashback. Space for washing machine. Handy storage cupboard. Ceramic tiled flooring. Part glazed uPVC door and window to rear elevation.

OUTSIDE

GARDENS

To the front is a low maintenance patio area with slate ornamental borders and large parking area for several vehicles. To the rear is a low maintenance garden with stone chipped borders with mature shrubs, covered patio area, perfect for entertaining and storage shed.

SERVICES

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

