



DIRECTIONS

From our Chepstow office proceed over the new Wye Bridge, taking the first turning right toward Beachley. At the mini roundabout take the third turning into Wyebank Road, continue along Wyebank Road where you will find number 63 on your left-hand side.

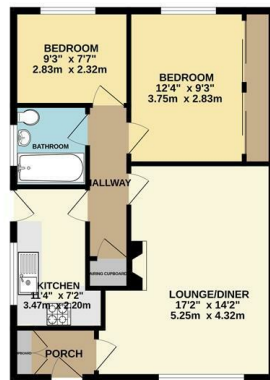
SERVICES

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

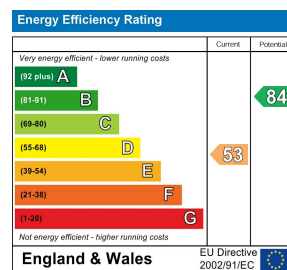
TENURE - FREEHOLD

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

GROUND FLOOR
778 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.2 sq.m.) approx.
When every effort has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, capacities and appliances shown here are not intended to constitute any guarantee, representation or warranty. They are for guidance only and should be used as such for any prospective purchaser. The actual capacity and appliances shown here are not intended to constitute any guarantee, representation or warranty.



**63 WYEBANK ROAD, TUTSHILL, CHEPSTOW,
GLOUCESTERSHIRE, NP16 7FA**



£259,950

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. offers to the market 63 Wyebank Road, a semi-detached bungalow believed to date from the mid 1970's, occupying a pleasant and popular location in the established Wyebank development. The property briefly comprises entrance hall, living/dining room, kitchen, bathroom and two good sized bedrooms, with a garage and pleasant gardens to the front and rear of the property.

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 easy commuting distance.

ENTRANCE HALL

Door to front elevation. Storage cupboard.

LIVING/DINING ROOM

5.31m x 3.89m (17'5" x 12'9")

A spacious reception room with picture window to front elevation. Gas fire with back boiler, providing domestic hot water and central heating.

INNER HALLWAY

Airing cupboard. Loft access point.

KITCHEN

3.35m x 2.31m (11' x 7'7")

Appointed with a range of base and eye level storage units with ample work surfacing over. Inset one bowl and drainer sink unit. Space for washing machine, fridge and cooker. Part tiled walls. Window and door to side elevation.

BATHROOM

Appointed with a three-piece suite comprising panelled bath, low level WC and wash hand basin. Part tiled walls. Window to side elevation.

BEDROOM 1

3.76m x 2.92m (12'4" x 9'7")

A double bedroom with an excellent range of built-in mirrored wardrobes. Window to rear elevation.

BEDROOM 2

2.82m x 2.16m (9'3" x 7'1")

A single bedroom with window to rear elevation.

OUTSIDE

GARDENS AND GARAGE

To the front the property is approached by a side driveway offering parking for several vehicles, leading to a single car garage with up and over door, power and lighting. There is also a lawned area with mature borders and steps leading to the front entrance. The rear garden has a pleasant paved seating area and steps to a lawned area with flower borders.

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