



DIRECTIONS

From Chepstow town centre proceed through the Archway straight to the top of Moor Street, turning left onto the A48 and continue down the hill. At the first set of traffic lights turn right, passing Tesco on your left-hand side, take the next left turn and follow the road into Brunel Quarter estate. Proceed along this road turning right onto Bailey Bridge Drive, take the second turning on your right into Shipyard Close and then turning right at the end into Aubrey Close where you will find the property on the right.

SERVICES

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

Council Tax Band E.

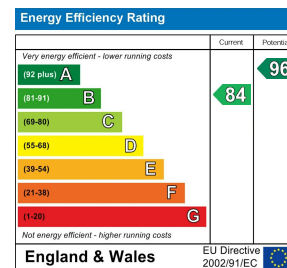
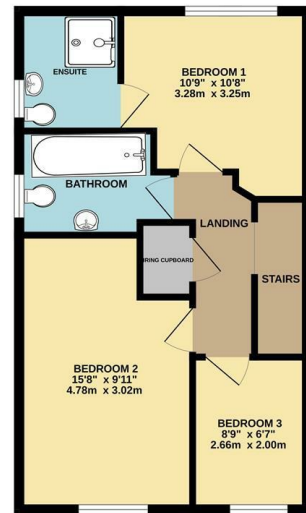
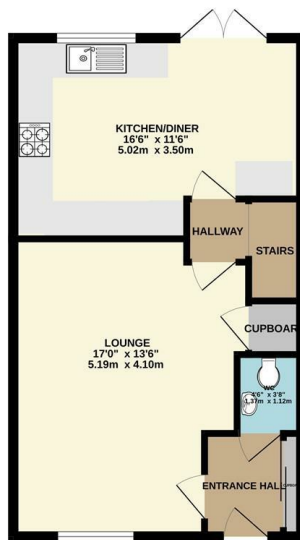
TENURE - FREEHOLD

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



GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.

1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 938 sq.ft. (87.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee, as to their operation or efficiency can be given.
Made with Metropac (2022)



**13 AUBREY CLOSE, CHEPSTOW,
MONMOUTHSHIRE, NP16 5UN**



£339,950

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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.

13 Aubrey Close comprises a contemporary family house, offering an excellent opportunity to acquire a property on this development which is proving extremely popular, as it enjoys a super location not only close to Chepstow and its historic town centre with its attendant range of facilities, but also to the Lower Wye Valley area. The well presented accommodation briefly offers to the ground floor entrance hall, cloakroom/WC, spacious living room, stylish and well appointed kitchen/breakfast room and to the first floor, three bedrooms (one en-suite) and a family bathroom. The house also benefits from its own parking to the side for a number of vehicles and a spacious enclosed rear garden. At the time of purchase the current vendors added substantial upgrades to the kitchen, tiling to bathrooms and flooring which highly complement the property.

Being situated in Chepstow a range of local amenities are close at hand and within walking distance to include, Tesco store, train and bus stations, primary and secondary schools, shops, pubs and restaurants, as well as doctor and dental 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

Composite door with full length frosted glass panel.

GROUND FLOOR WC

Pedestal wash hand basin with chrome mixer tap and tiled splashback, low level WC.

SITTING ROOM

3.73m x 4.30m (12'2" x 14'1")

Light and airy reception room with window to front elevation. Wood effect flooring. Handy storage cupboard.

KITCHEN/DINING ROOM

4.73m x 3.27m (15'6" x 10'8")

Appointed with a matching range of upgraded base and eye level storage units with ample work surfacing over. Stainless steel one bowl and drainer sink unit with mixer tap. Built-in washing machine, dishwasher and fridge freezer. Inset four ring gas hob with glass splashback, stainless steel extractor over and oven below. Wood effect flooring. Window and French doors to rear garden. Door to: -

FIRST FLOOR STAIRS AND LANDING

Loft access point and airing cupboard.

BEDROOM 1

2.86m x 3.32 (9'4" x 10'10")

Two windows for rear elevation. Mirror fronted built-in wardrobe. Wood effect flooring. Access to: -

EN-SUITE

Comprising a three piece suite to include double shower unit with glass sliding shower door with chrome shower attachment, low level WC and pedestal wash hand basin with chrome mixer tap. Part-tiled walls. Heated towel rail.

BEDROOM 2

2.48m x 3.86m (8'1" x 12'7")

A double bedroom with Juliet balcony to front elevation. Wardrobe to remain. Wood effect flooring.

BEDROOM 3

2.26m x 2.16m (7'4" x 7'1")

With window to front elevation. Wood effect flooring.

FAMILY BATHROOM

Appointed with a three-piece suite to include pedestal wash hand basin with chrome mixer tap, low level WC, panelled bath with chrome shower over and glass shower screen. Heated towel rail. Part-tiled walls and wood effect flooring.

OUTSIDE

To the front with flower bed, pedestrian access and side driveway offering parking for a number of vehicles. To the rear level lawned garden with fence to boundary and pedestrian gate to side. Shed to remain.

SERVICES

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

