



### DIRECTIONS

From Chepstow high street head towards the old Wye Bridge and up the hill into Tutshill, taking the right hand turn at the mini roundabout. Continue along this road taking the first exit on the next mini roundabout onto Sedbury Lane. Then take first turning right into Castle View, follow the road round to the right onto Severn Avenue, where you will find the property on the right hand side.

### SERVICES

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

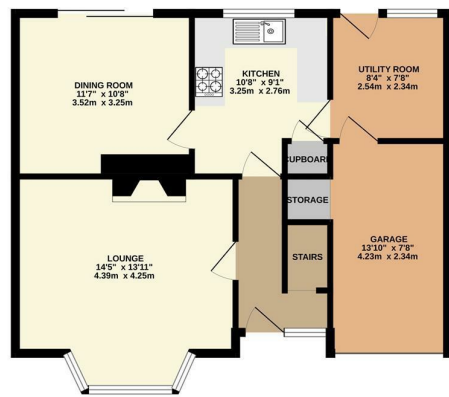
Council Tax Band C

### TENURE - FREEHOLD

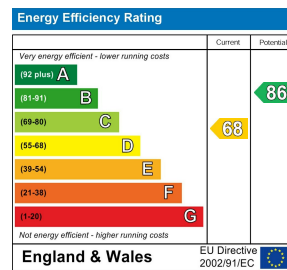
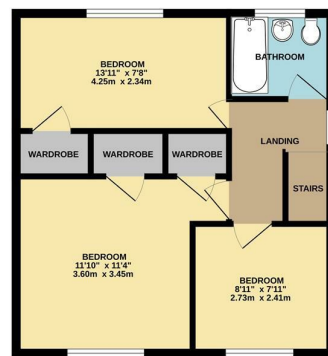
You are recommended to have this verified by your legal advisors at your earliest convenience.



GROUND FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 1079 sq.ft. (100.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# 41 SEVERN AVENUE, TUTSHILL, CHEPSTOW, GLOUCESTERSHIRE, NP16 7EF

3 1 2 D

## £325,000

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.



41 Severn Avenue comprises a semi-detached property offering potential purchasers the opportunity to modernise it to suit their lifestyle. To the ground floor is a spacious reception hall with access to the living room, kitchen, utility/store room and dining room. To the first floor are three bedrooms and family bathroom. Outside the property benefits from off-road parking to the front, giving access to the garage and to the rear a sizeable garden predominantly laid to lawn.

Being situated in Tutshill, a range of local facilities are close at hand to include primary and secondary schools, shops, well renowned local butchers and Café, with a further abundance of facilities 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.

## GROUND FLOOR

### ENTRANCE HALL

With uPVC door with half glazed frosted panel to front elevation. Stairs to first floor.

### SITTING ROOM

**4.40m x 3.40m (14'5" x 11'1")**

A spacious reception room with feature fireplace and inset gas fire. uPVC bay window to front elevation.

### KITCHEN

**2.75m x 3.25m (9'0" x 10'7")**

Appointed with a range of base and eye level storage units with granite effect work tops over. Inset one bowl and drainer sink unit with mixer tap. Tiled splashbacks. Space for washing machine, cooker and fridge/freezer. Storage cupboard. Window to rear elevation and frosted glazed door to side.

### DINING ROOM

**3.53m x 3.18m (11'6" x 10'5")**

Sliding patio doors to rear garden.

### UTILITY AREA

**2.52m x 2.47m (8'3" x 8'1")**

Half glazed frosted door and window to rear. Door to integral garage.

## FIRST FLOOR STAIRS AND LANDING

Loft access point. Frosted glazed window to side elevation.

### BATHROOM

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

### BEDROOM 1

**3.43m x 4.23m (11'3" x 13'10")**

A double bedroom with two storage cupboards, one of which housing gas boiler. Window to front elevation.

### BEDROOM 2

**4.14m x 2.73m (13'6" x 8'11")**

A double bedroom with built-in wardrobe. Window to rear elevation.

### BEDROOM 3

**2.74m x 2.42m (8'11" x 7'11")**

A single bedroom with window to front elevation.

## OUTSIDE

### INTEGRAL GARAGE

A single car garage with up and over door, power and lighting.

### GARDENS

To the front is off road parking for two vehicles and driveway leading to the garage. Wall boundary with level lawn and mature flower borders. To the rear is a patio area and level lawn with mature borders.

### SERVICES

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

