



DIRECTIONS

From Chepstow town centre proceed up Moor Street turning right onto A48, continue up the hill taking the second exit on the roundabout onto the A466, proceed along this road taking the first exit at the roundabout to Thornwell, where at the next roundabout take the third exit, passing Tesco Express on your right-hand side. Take the next left-hand turn and left again onto Lewis Way. Proceed along this road turning left into Preston Close, where following the numbering you will find the property at the end of the cul-de-sac.

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.

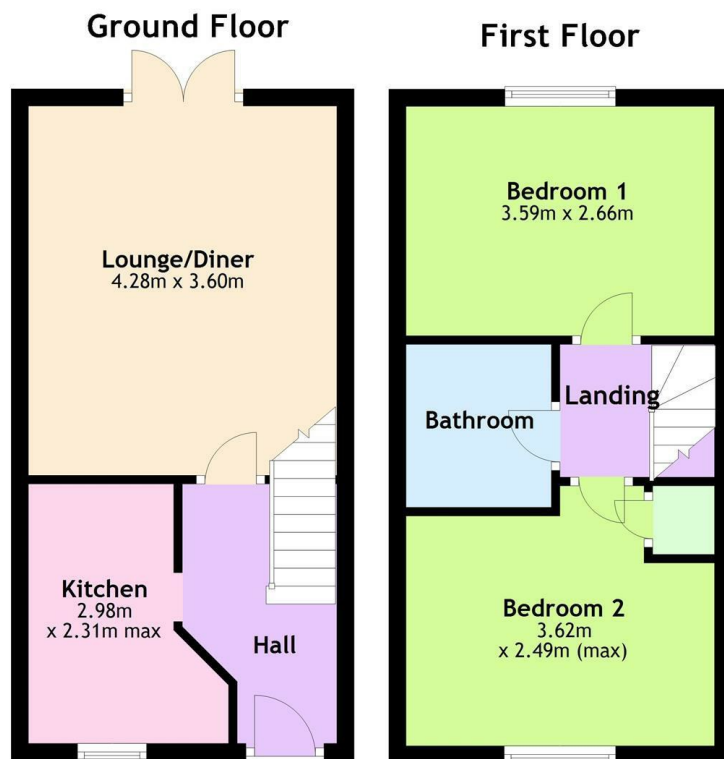


**11 PRESTON CLOSE, CHEPSTOW,
MONMOUTHSHIRE, NP16 5TB**



£229,950

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			86
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 11 Preston Close, an immaculately presented and updated mid-link house occupying a pleasant position within this quiet residential cul-de-sac. The property briefly comprises hallway leading to kitchen and lounge/diner to the ground floor and two double bedrooms and updated bathroom to the first floor. Outside the property benefits from three parking spaces and a private rear garden.

Being situated in Thornwell a range of facilities are close at hand to include local primary school, pub and shops 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.

GROUND FLOOR

ENTRANCE HALL

With a composite door to front elevation. Wood effect flooring. Open to :-

KITCHEN

2.29m x 2.98m (7'6" x 9'9")

A modern style kitchen appointed with a good range of base and eye level storage units with wood effect work tops over. Inset one bowl and drainer sink unit with mixer tap and fitted appliances to include 4 ring gas hob with extractor over, electric oven below and microwave. Space for washing machine, fridge/freezer and dishwasher. Part tiled walls and window to front elevation.

LOUNGE/DINER

4.35m x 3.60m (14'3" x 11'9")

A lovely light and airy reception room with wood effect flooring. French doors to rear garden. Understairs storage cupboard

FIRST FLOOR STAIRS AND LANDING

Loft access point with integral ladder leading to a partially boarded loft.

BEDROOM 1

2.59m x 3.60m (8'5" x 11'9")

A double bedroom with window to front elevation. Wood effect flooring. Spacious cupboard housing Worcester combi boiler.

BEDROOM 2

3.59m x 2.69m (11'9" x 8'9")

A double bedroom with window to rear elevation.

BATHROOM

Comprising a three-piece suite to include panelled bath with electric shower over with chrome shower attachments, pedestal wash hand basin with chrome taps and low level WC. Tiled floor and part tiled walls. Chrome heated towel rail.

OUTSIDE

Property has a parking space to the front and two designated parking spaces in the communal car park. Outside tap at the front. To the rear is a level lawn and patio area. Rear gated access leading to the play area and pathway to local shops.

SERVICES

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

