



DIRECTIONS

From our Chepstow office proceed towards the M48 and continue on this road towards the M4. After joining the M4 proceed towards Magor. After coming off at the Magor junction, proceed along A4810 turning left onto Magor Road where at the first roundabout take third exit onto B4245. Proceed along this road taking the second right hand turn into Blenheim Avenue, proceed along this round, taking the right hand turn into Kensington Park, where following the numbering you will find the property.

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.

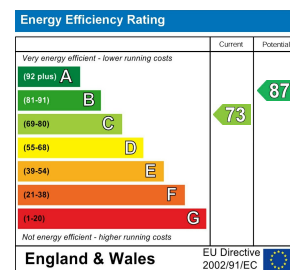
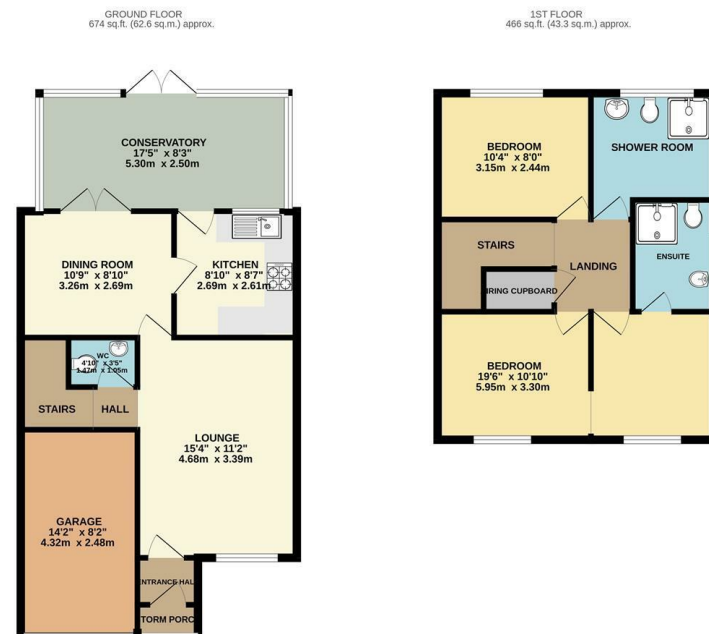


40 KENSINGTON PARK, MAGOR, MONMOUTHSHIRE, NP26 3QH



£295,000

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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.

Offered to the market with the benefit of no onward chain, 40 Kensington Park comprises a deceptively spacious three-bedroom, semi-detached property. The well-planned versatile accommodation briefly comprises to the ground floor entrance hall, lounge, dining room, kitchen, conservatory and WC/cloakroom, whilst to the first floor there are three bedrooms (principal with en-suite) and family shower room. Further benefits include private driveway with parking, single garage and low maintenance front and rear gardens. The property would be suitable for a variety of markets to include first or second time buyers, young families as well as the retired market.

The property is situated in a quiet residential location within a short walking distance of Magor Square which provides a range of amenities. There is an excellent access to the Severn Bridge, providing access eastbound to Bristol (24.3 miles) and westbound to Newport (10.1 miles) and Cardiff (23.7 miles). The Severn Tunnel Junction in Rogiet provides regular rail links, whilst the bus station in Caldicot provides local services and links to neighbouring towns and cities.

GROUND FLOOR

ENTRANCE HALL

With door to front elevation. Cloaks area.

LOUNGE

4.68m x 3.29m (15'4" x 10'9")

A well-proportioned reception room with feature electric fireplace and marble surround. Window to front elevation. Open access to :-

INNER HALL

With stairs to first floor.

CLOAKROOM/WC

Appointed with a two-piece suite comprising low level WC and pedestal wash hand basin. Tiled surround.

DINING ROOM

3.26m x 2.69m (10'8" x 8'9")

With French doors leading to :-

CONSERVATORY

5.30m x 2.50m (17'4" x 8'2")

Offering a fantastic versatile additional reception or dining space. Fully double glazed to three sides, enjoying views over the rear garden. French doors to rear garden. Tiled floor. A range of fitted base units with laminate work tops over with space and plumbing for a washing machine.

KITCHEN

2.69m x 2.61m (8'9" x 8'6")

Tastefully updated to provide a range of extensive base and eye level storage units with marble effect work surfacing over.

Integrated four ring NEFF gas hob with extractor over and NEFF eye level oven/grill. Inset one bowl and drainer stainless steel sink unit with mixer tap. Under counter freestanding BEKO dishwasher and freestanding full height fridge/freezer. Part tiled walls and tiled flooring. Wall mounted Valiant gas boiler. Window to rear elevation. Door to conservatory.

FIRST FLOOR STAIRS AND LANDING

Loft access point. Doors to all first-floor rooms. Airing cupboard housing immersion tank.

PRINCIPAL BEDROOM

5.95m x 3.30m (19'6" x 10'9")

A very generous double bedroom with two windows to front elevation. With open access to dressing area or third bedroom. Door to :-

EN-SUITE SHOWER ROOM

Appointed with a three-piece suite comprising shower cubicle with tile surround and electric shower, low level WC and pedestal wash hand basin with tiled splash backs. Frosted window to side elevation.

BEDROOM 2

3.15m x 2.44m (10'4" x 8'0")

A double bedroom with window to rear elevation.

BEDROOM 3

Currently open to the principal bedroom and being used as a dressing room but wall could easily be reinstated to make it back into a bedroom.

SHOWER ROOM

Comprising a wet room style shower area with electric shower unit, low level WC and pedestal wash hand basin. Tile surround. Frosted window to rear elevation.

OUTSIDE

To the front is a private tarmac driveway providing off street parking for one vehicle leading to a single car garage (4.32m x 2.48m) with up and over door. There is also a good sized garden area laid to block paved stones and artificial lawn, with potential to create additional off street parking space, if required. To the rear the garden is westerly facing and of a generous size and low maintenance, comprising a pathway leading to an attractive paved patio area, which in turns leads to a second patio area. There is also an area laid to stones and artificial lawn. Fully enclosed by timber fencing and brick wall. Also benefitting gated pedestrian access to one side.

SERVICES

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

