



DIRECTIONS

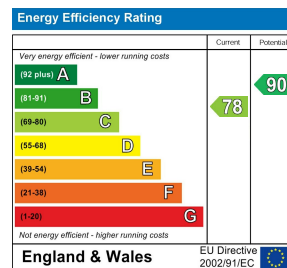
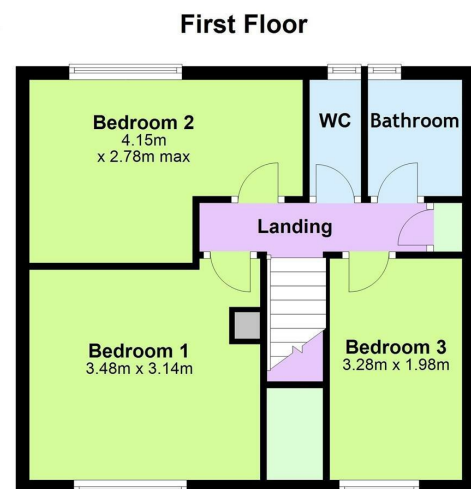
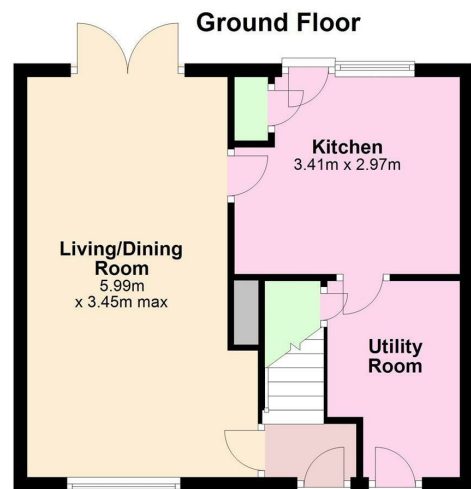
From our Chepstow office proceed up Moor Street turning right onto the A48, taking the first left hand turn into Bulwark. Proceed along this road and take the second right hand turn onto Mathern Road. Continue taking the left into Channel View and then the first left into Queens Road where, following the numbering, you will find the property on the left 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.



**19 QUEENS ROAD, BULWARK, CHEPSTOW,
MONMOUTHSHIRE, NP16 5AL**



£280,000

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.

Offered to the market with the benefit of no onward chain, 19 Queens Road comprises an extensively refurbished mid-terraced property, situated in a popular and quiet residential location, within walking distance to local schools and amenities whilst retaining excellent access to the motorway network for an everyday commuter. The well-planned living accommodation briefly comprises a generous dual aspect lounge, kitchen/breakfast room and utility room to the ground floor and to the first floor three bedrooms, family bathroom and separate WC.

The property has benefitted an extensive refurbishment and modernisation to include new combination boiler, electrics, plumbing, kitchen and bathroom fittings and flooring with further benefits to include an extensive private driveway to the front providing off-street parking for up to four vehicles and beautifully landscaped rear garden.

GROUND FLOOR

ENTRANCE HALL

Door to front elevation.

LOUNGE

5.99m x 3.45m (19'7" x 11'3")

Dual aspect windows to front and rear elevations, French doors leading to the rear decking area.

KITCHEN/BREAKFAST ROOM

3.41m x 2.97m (11'2" x 9'8")

Appointed with a matching range of newly fitted contemporary base and eye level units with wooden worktops and tiled splash backs. Feature one and a

half inset sink with drainer and mixer tap. Freestanding gas range cooker with concealed extractor over. Space for fridge/freezer. Fitted breakfast bar. Built-in storage cupboard housing wall-mounted brand new Worcester combination boiler. Door and window to rear garden.

UTILITY ROOM

Understairs storage cupboard. Cloaks and boots area. Range of newly fitted contemporary wall and base level units with solid wood worktops over. Tiled splash backs. Inset stainless steel sink with drainer. Space for tumble dryer and dishwasher. Door to front elevation.

FIRST FLOOR STAIRS AND LANDING

With loft access point and airing cupboard with shelving.

BEDROOM 1

3.48m x 3.14m (11'5" x 10'3")

A generous double bedroom with window to front elevation. Built-in storage cupboard.

BEDROOM 2

4.15m x 2.78m (13'7" x 9'1")

A double bedroom with window to rear elevation overlooking the garden

BEDROOM 3

3.28m x 1.98m (10'9" x 6'5")

A single bedroom with window to front elevation.

FAMILY BATHROOM

Comprises a newly fitted modern suite to include wash hand basin inset to vanity unit and panelled bath with mains fed waterfall shower unit over and glass shower screen. Heated towel rail. Tiled walls. Frosted window to rear elevation.

WC

Low level WC. Half-tiled walls. Frosted window to rear elevation.

OUTSIDE

GARDENS

To the front is an attractive block paved driveway, providing parking for up to four vehicles, boarded either side with timber fencing. Range of attractive shrubs and plants. The low maintenance rear garden is beautifully landscaped and is of a private nature. Generous decking area with useful lockable storage unit. Steps up to an area laid to stones with a range of attractive borders housing plants and flowers. Further steps lead up to a second fantastic size decked terrace area at the rear boundary, providing a great space for dining and entertaining. Useful built-in barbecue area. The rear garden is fully enclosed by timber fencing to all sides.

SERVICES

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

