



## DIRECTIONS

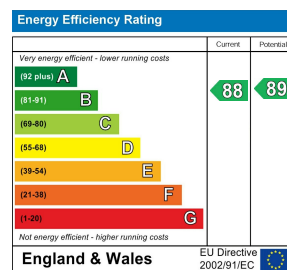
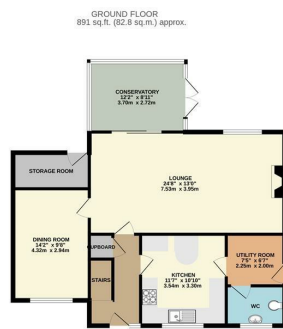
From our Chepstow office proceed over the Wye Bridge taking the first turning right, at the mini roundabout bear left towards Sedbury, pass through the shops and continue down the hill where you will find Arlington Court on your left-hand side.

## 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.



TOTAL FLOOR AREA: 2258 sq.ft. (210.7 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 mis-statement. 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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# 4 ARLINGTON COURT, SEDBURY, CHEPSTOW, GLOUCESTERSHIRE, NP16 7EZ

6 3 3 B

**£479,950**

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.

4 Arlington Court comprises a substantially improved and updated family house which has benefitted from a substantial loft conversion and briefly comprises to the ground floor, entrance hall, kitchen, utility room, WC, lounge, dining room and conservatory. To the first floor are four bedrooms (one en-suite) and family bathroom, to the second floor are two additional guest bedrooms with shower room. The property has a private rear garden with summer house which could be used as a home office. The property is well presented throughout and is located in a quiet cul-de-sac close to local schools, shops and other amenities, as well as Chepstow's town centre, with the M48 motorway at Chepstow offering commuting potential.

## GROUND FLOOR

### ENTRANCE HALL

With door to front elevation. Stairs off with glass balustrade. Understairs storage cupboard. Wood effect flooring.

### KITCHEN

**3.35m x 3.35m (11' x 11')**

Updated with a matching range of contemporary base and eye level storage units with ample work surfacing over and breakfast bar. Inset one and a half bowl and drainer sink unit. Fitted appliances include twin eye level oven and five ring induction hob with extractor hood over and dishwasher. Part tiled walls and tiled flooring. Window to front elevation.

### UTILITY ROOM

Door to side elevation. Appointed with a matching range of base and eye level storage units with ample work surfacing over. Inset one bowl and drainer sink unit. Space for washing machine, fridge and freezer. Tiled flooring. Door to:-

### GROUND FLOOR CLOAKROOM/WC

Appointed with a two-piece suite to include low level WC and wash hand basin inset to vanity storage unit. Tiled splashbacks. Window to front elevation.

### LIVING ROOM

**7.32m x 4.70m (24' x 15'5")**

A most impressive reception room with feature fireplace with inset gas fire. Window to rear elevation and patio door to :-

### CONSERVATORY

**3.45m x 2.74m (11'4" x 9')**

With French doors to rear garden.

### DINING ROOM

**4.34m x 2.87m (14'3" x 9'5")**

With window to front elevation.

### FIRST FLOOR STAIRS AND LANDING

Airing cupboard and storage cupboard. Stairs to second floor. Window to front elevation.

### BEDROOM 1

**3.91m x 2.92m (12'10" x 9'7")**

A double bedroom with an extensive range of built-in wardrobes. Window to front elevation. Door to :-

### EN-SUITE SHOWER ROOM

Updated with a three-piece suite comprising step-in shower, low level WC and wash hand basin inset to vanity storage unit. Fully tiled walls. Window to rear elevation.

### BEDROOM 2

**4.52m x 2.67m (14'10" x 8'9")**

A double bedroom with window to front elevation.

### BEDROOM 3

**4.37m x 2.74m (14'4" x 9')**

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

### BEDROOM 4

**3.35m x 2.54m (11' x 8'4")**

A double bedroom with window to front elevation.

### BATHROOM

Appointed with an updated contemporary bathroom suite with freestanding bath, step-in shower, low level WC and wash hand basin. Fully tiled walls and flooring. Window to rear.

### SECOND FLOOR STAIRS AND LANDING

Access door into the loft space.

### BEDROOM 5

**3.84m x 2.44m (12'7" x 8')**

A double bedroom with window to rear elevation.

### BEDROOM 6

**3.23m x 2.87m (10'7" x 9'5")**

A double bedroom with window to rear elevation.

### SHOWER ROOM

Appointed with a three-piece suite to include step-in shower, low level WC and wash hand basin inset to vanity storage unit. Fully tiled walls and flooring. Window to rear.

### OUTSIDE

The property stands in pleasant front and rear gardens, to the front is a lawned area and double driveway, to the rear is an attractive garden with a paved patio and lawned area with an extensive range of shrubs and pond. Summer house which could be used as a home office.

### SERVICES

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

