



DIRECTIONS

From our Chepstow office proceed up Welsh Street turning left into St. Kingsmark Avenue, continue along this road without deviation up the hill turning left into Normandy Way, where you will find the property on your right-hand side.

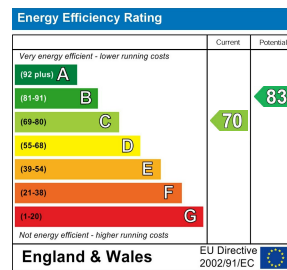
SERVICES

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.



17 NORMANDY WAY, CHEPSTOW, MONMOUTHSHIRE, NP16 5NB



£329,950

Sales: 01291 629292

E: sales@thinkmoon.co.uk

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.

17 Normandy Way comprises an older style semi-detached house occupying a pleasant position on this popular development and presented to a good standard throughout. Normandy Way itself is well located in the centre of Chepstow, giving easy access to local schools, shops and other amenities, as well as being close to the M48 motorway with access to Bristol and Cardiff.

The property offers well appointed accommodation and briefly comprises to the ground floor: entrance hall, WC, living room and open plan kitchen/dining family room with three bedrooms and contemporary shower room to the first floor. The property also benefits from attractive garden, garage with driveway. Viewing is highly recommended.

GROUND FLOOR

ENTRANCE PORCH

With door to side elevation.

ENTRANCE HALL

With stairs to first floor.

CLOAKROOM/WC

Low level WC and wash hand basin.

LIVING ROOM

3.91m x 3.68m (12'10" x 12'1")

With window to front elevation.

KITCHEN/FAMILY BREAKFAST ROOM

5.41m x 3.53m (17'9" x 11'7")

Appointed with an extensive range of updated base and eye level storage units with ample work surfacing over. Inset one bowl and drainer sink unit with mixer tap. Five ring gas hob with extractor hood over and eye level electric double oven. Spaces for dishwasher, washing machine, tumble dryer and undercounter fridge and freezer. Tiled splashbacks and tiled flooring. Window and patio doors to rear garden.

FIRST FLOOR STAIRS AND LANDING

With window to side elevation.

BEDROOM 1

3.84m x 3.00m (12'7" x 9'10")

With window to front elevation.

BEDROOM 2

3.66m x 2.87m (12' x 9'5")

With window to rear elevation.

BEDROOM 3

2.77m x 2.49m (9'1" x 8'2")

With window to rear elevation.

SHOWER ROOM

Formerly a bathroom but now updated to an attractive shower room with large step-in shower cubicle, low level WC and wash hand basin. Frosted window to front elevation. Tiled walls. Airing cupboard.

OUTSIDE

GARDEN

The property stands in pleasant gardens, to the front laid to lawn with driveway to the side offering parking for several vehicles. To the rear a good sized level garden with sun terrace and rear pedestrian access.

GARAGE

A double length garage offering power, light and ample storage space.

SERVICES

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

