



DIRECTIONS

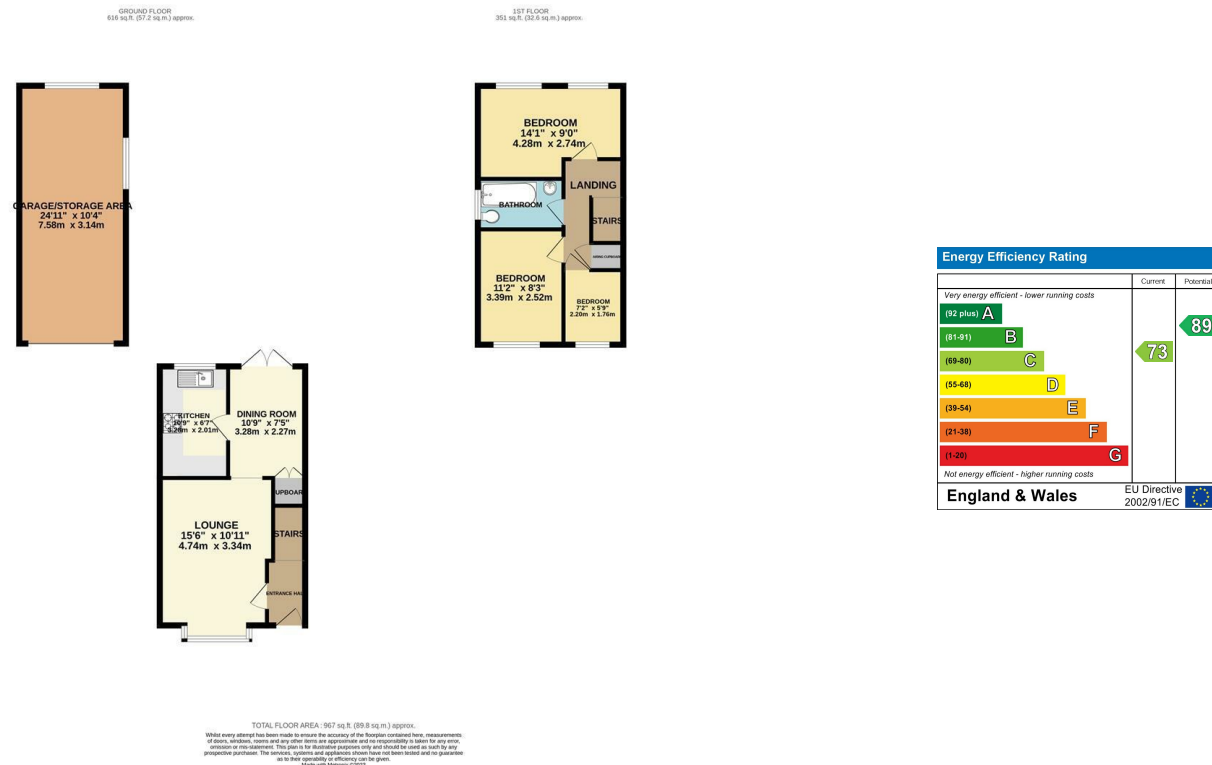
From our Chepstow office proceed up the High Street, through the town arch heading up Moor Street turning right onto the A48. At the roundabout take the first exit onto Fair View. Proceed down this road to the 'T' junction turning right then left into Maple Avenue. Proceed almost to the end of Maple Avenue 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 D

TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



**88 MAPLE AVENUE, BULWARK, CHEPSTOW,
MONMOUTHSHIRE, NP16 5RT**



£260,000

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.

88 Maple Avenue is located within this popular and convenient residential area of Bulwark, close to the Severn Bridge making it an ideal location for commuting. The property briefly comprises to the ground floor, living room, dining room and kitchen with three bedrooms and family bathroom to the first floor. Outside the property benefits from low maintenance gardens to the rear, with private driveway and single garage to the front.

Being situated in Bulwark a number of facilities are close at hand to include local primary schools, shops and a pub with a further range of facilities in nearby Chepstow. There are good bus, road and rail links with the A48, M48 and M4 motorway networks bringing Newport, Cardiff and Bristol within commuting distance.

GROUND FLOOR

ENTRANCE HALL

uPVC door to front. Stairs to first floor.

SITTING ROOM

4.3m x 3.4m (14'1" x 11'1")

A bright room with uPVC bay window to front elevation. Arch to :-

DINING AREA

3.2m x 2.2m (10'5" x 7'2")

uPVC French doors to rear garden. Laminate flooring. Under stairs storage cupboard.

KITCHEN

2m x 3.3m (6'6" x 10'9")

Appointed with a modern style kitchen with a range of base and eye level storage units and wood effect work surfacing over. Inset one bowl and drainer sink unit with chrome mixer tap. Subway tiled splashbacks. Space for cooker, washing machine and fridge/freezer. uPVC window to rear elevation.

FIRST FLOOR STAIRS AND LANDING

Over stairs storage cupboard.

BEDROOM 1

2.7m x 4.3m (8'10" x 14'1")

A double bedroom with uPVC window to rear elevation.

BEDROOM 2

3.4m x 2.4m (11'1" x 7'10")

A double bedroom with uPVC window to front elevation.

BEDROOM 3

1.8m x 2.2m (5'10" x 7'2")

A single bedroom with uPVC window to front elevation.

BATHROOM

Appointed with a three-piece suite to include panelled bath with electric shower over and glass shower screen, low level WC and pedestal wash hand basin with chrome taps. Part tiled walls. Frosted window to side elevation.

OUTSIDE

GARAGE

A single garage with up and over door with side door access situated to the rear of the property.

GARDENS

To the front is a driveway leading to the garage and an area laid to lawn. To the rear of the property is a patio area and level lawn.

SERVICES

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

