



DIRECTIONS

From Chepstow town centre proceed up the High Street turning left onto the A48. Continue along this road heading towards Lydney. Continuing along this road where you will pass a picnic site to the left on the dual carriageway, continue up the hill take the left-hand turn for Netherend/(Woolaston) Netherend. Proceed along this road past the school, shop and phone box. Continue until you reach a left-hand turn into Birchwood Road. No 55 is on the left towards the top of Birchwood Road after a couple of bends in the road.

SERVICES

Mains electricity, water and drainage. Owned solar panels which operate the central heating and hot water. Council Tax Band D

TENURE - FREEHOLD

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



**55 BIRCHWOOD ROAD, WOOLASTON, LYDNEY,
GLOUCESTERSHIRE, GL15 6PE**

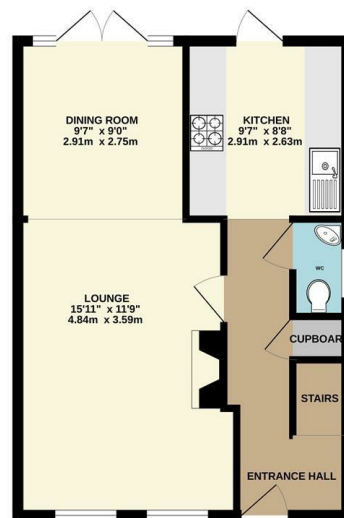


£350,000

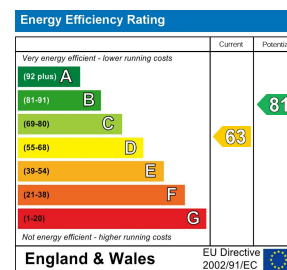
Sales: 01291 629292

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GROUND FLOOR
444 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 894 sq.ft. (83.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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. The plans are for illustrative purposes only and should be used as a guide for 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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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.

55 Bichwood Road offers spacious family accommodation within this sought after residential area. The property briefly comprises entrance porch giving access to the reception hall which leads to the sitting/dining room, kitchen and ground floor WC. To the first floor are three bedrooms and shower room with utility cupboard. Outside the property benefits from a mature and private rear garden with lawned garden to the front along with private driveway with parking for two vehicles.

Being situated in the sought after village of Woolaston where there are a number of facilities close at hand to include local primary school, vibrant village hall, pubs, restaurants cold water swimming lakes, and local shop with a further range of facilities in nearby Chepstow and Lydney. There are good bus, road and rail links bringing the A48, M4 and M48 motorway network to Newport, Cardiff, Bristol and Gloucester all within commuting distance.

GROUND FLOOR

ENTRANCE HALL

A welcoming reception hall with half glazed uPVC door and full glazed panel to front elevation. Wood effect flooring. Stairs to first floor with understairs storage system.

CLOAKROOM/WC

Appointed with a two-piece suite comprising low level WC and corner wash hand basin inset to vanity storage unit with chrome mixer tap. Chrome heated towel rail. Fully tiled walls and flooring. Frosted window to side elevation.

SITTING ROOM AREA

4.84.m x 3.59m (15'10".m x 11'9")

A bright and airy reception room with windows to front

elevation. Feature fireplace with inset gas fire and marble surround. Wood effect flooring. Open to :-

DINING ROOM AREA

2.91m x 2.75m (9'6" x 9'0")

With French doors to rear elevation. Wood effect flooring.

KITCHEN

2.91m x 2.63m (9'6" x 8'7")

Appointed with a range of base and eye level storage units with ample work surfacing over. Inset one and a half bowl and drainer sink unit with chrome mixer tap. Space for cooker with extractor fan over and fridge/freezer. Fitted slimline dishwasher. Part-tiled walls and wood effect flooring. Window to side elevation and window and door to rear elevation.

FIRST FLOOR STAIRS AND LANDING

With window to side elevation. Loft access point, leading to a partially boarded and insulated loft. Doors to all first floor rooms.

BEDROOM 1

4.04m x 3.27m (13'3" x 10'8")

A spacious double bedroom with two windows to front elevation.

BEDROOM 2

3.67m x 3.55m (12'0" x 11'7")

A double bedroom with window to rear elevation with views over the garden and towards the River Severn.

BEDROOM 3

3.11m x 2.63m (10'2" x 8'7")

A single bedroom with tripled glazed window to front elevation. Currently being used as a home office.

SHOWER ROOM

An updated shower room appointed with a three-piece suite to include double shower unit with glass shower screen and mains fed chrome rainfall shower over, low level WC and wash hand basin with chrome tap inset to vanity storage unit. Chrome heated towel rail. Part-tiled walls and wood effect flooring. Triple glazed window.

Cupboard which houses the washing machine and tumble dryer. Airing cupboard housing the hot water system.

OUTSIDE

To the front the property benefits from a private driveway providing parking for two vehicles and spacious level lawn, mature trees and hedging. To the rear a very pretty and private rear garden with decked area, camomile lawn with decorative stone water feature, pebble and flagstone pathway with mature borders and hidden 8ft x 6ft shed. Gated side access providing extension opportunities or additional storage.

SERVICES

Mains electricity, water and drainage. The surplus electricity from the owned solar panels is automatically diverted to the hot water heat battery.

