



### DIRECTIONS

From our Chepstow office proceed over the Old Wye Bridge continue up the hill to mini roundabouts, proceed straight over onto Gloucester Road, where you will find the property on the left hand side.

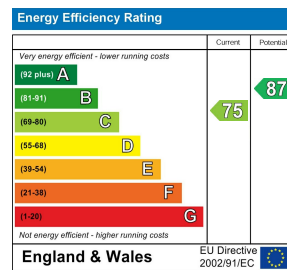
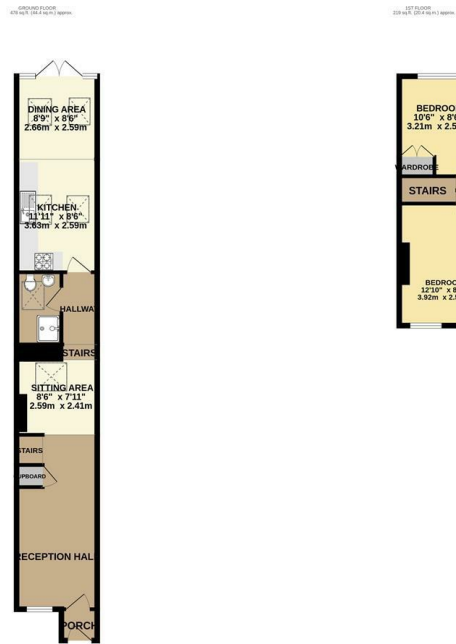
### SERVICES

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

Council Tax Band B

### TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 697 sq. ft. (64.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements are taken on site. Moon & Co. is not responsible for any errors or omissions. This plan is for guidance purposes only and should not be used as a basis for any property purchase. The property, fixtures and appliances shown here are not intended to be guaranteed. See to their own responsibility for accuracy of any plan.  
MOON & CO. LTD

**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.



# 1 PROSPECT COTTAGES, GLOUCESTER ROAD, TUTSHILL, CHEPSTOW, GLOUCESTERSHIRE, NP16 7DD



## £275,000

Sales: 01291 629292  
E: sales@thinkmoon.co.uk

1 Prospect Cottages comprises a characterful mid-terrace cottage having been recently refurbished to a tasteful standard and provides fantastic versatile living accommodation to suit a variety of markets. The layout briefly comprises to the ground floor; reception hall/dining room, snug/sitting area, open plan kitchen/dining/living room and the bathroom, whilst there are two double bedrooms to the first floor. Further benefits include a sizeable, low-maintenance rear garden, newly constructed outdoor home office/studio with WC and contemporary fixtures and fittings throughout the property. Situated in a desirable village location, we strongly recommend an internal viewing.

Being situated in Tutshill a range of facilities are close at hand to include primary and secondary schools, local shop, butchers, and café, all within walking distance. As well as a further abundance of facilities in nearby Chepstow. There are good bus, road and rail links with the A48, M4 and M48 motorway networks, bringing Bristol, Cardiff and Newport all within commuting distance.

## GROUND FLOOR

### RECEPTION HALL

Door to front elevation leads into a good size reception space currently used as a dining area with a window to the front elevation. Solid wood flooring. Open access to :-

### SNUG/SITTING AREA

**2.59m x 2.41m (8'5" x 7'10")**

With half turn staircase to the first floor. Useful built-in understairs storage cupboard. Solid wood flooring. Velux window. Steps lead to :-

### INNER HALLWAY

With door to :-

### BATHROOM

Comprising a newly fitted contemporary suite to include panelled bath with mains fed shower unit over and glass shower screen, low level WC and wash hand basin inset to vanity unit. Heated towel rail. Velux window. Built-in extractor fan.

### OPEN PLAN KITCHEN/LOUNGE AREA

**6.29m x 2.59m (20'7" x 8'5")**

Appointed with a newly fitted range of contemporary base and eye level storage units with wood effect work

surfacing over. Tiled splashbacks. Integrated appliances include four ring gas hob with extractor fan over, electric oven/grill below, slimline dishwasher and fridge/freezer. Inset one bowl and drainer stainless steel sink unit. Four Velux windows and French doors leading to the rear garden. Solid wood flooring. This room offers versatile use and could be utilised as an open plan kitchen/diner.

## FIRST FLOOR STAIRS AND LANDING

### PRINCIPAL BEDROOM

**3.92m x 2.59m (12'10" x 8'5")**

A good-sized double bedroom with a window to the front elevation. Loft access point.

### BEDROOM 2

**3.21m x 2.59m (10'6" x 8'5")**

A small double bedroom with built-in wardrobe and a window to the rear elevation.

## OUTSIDE

### GARDENS

To the rear is a paved patio area offering a great degree of privacy and a fantastic space for dining and entertaining. Steps lead up to a sizeable level lawn, bordered by a range of attractive plants, shrubs and hedgerow which provides an excellent blank canvas for

the garden enthusiasts or indeed a perfect space for children to play. Behind the outdoor studio there is also a useful storage unit. Rear garden fully enclosed by timber fencing and hedgerow. To the front is a pedestrian pathway leading to the front entrance and a low maintenance area laid to stones with a range of mature plants and shrubs.

## GARDEN ROOM

At the rear of the garden there is a newly constructed home office with light and power. uPVC entrance door and double glazed window to the front elevation and windows to the either side. Door leading to a WC, comprising a brand new neutral suite to include WC and wash hand basin with mixer tap inset to vanity unit with tiled splashback. Currently used as a home office but offers fantastic versatility depending on requirements.

## SERVICES

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

