



DIRECTIONS

From our Chepstow office proceed up the High Street turning left onto the A48. Turn right into Garden City taking the second right onto Rockwood Road. Proceed along this road where you will find the property on the left-hand side.

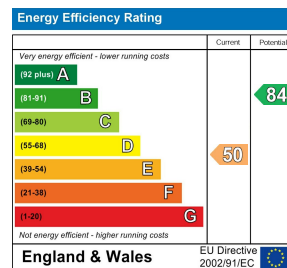
SERVICES

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

Council Tax Band D

TENURE - FREEHOLD

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



**11 ROCKWOOD ROAD, CHEPSTOW,
MONMOUTHSHIRE, NP16 5DT**



£269,950

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.

Moon & Co are delighted to offer to the market 11 Rockwood Road, a well-presented, mid-terraced property that has been recently renovated and is being sold with the benefit of no onward chain. The property affords fantastic, deceptively spacious and versatile accommodation arranged over three floors, situated on a quiet no-through residential road within easy walking distance to the town centre. The property briefly comprises, kitchen, dining room/sitting room, ground floor WC, two/three bedrooms and a three-piece family bathroom. The property has a spacious garden to the rear as well as enjoying panoramic views across Chepstow.

Being situated in Chepstow, a number of facilities are close at hand to include local primary and secondary schools, doctors, dentists and a range of pubs and restaurants. There are good bus, road and rail links with the A48, M4 and M48 motorway networks close at hand.

GROUND FLOOR

ENTRANCE HALL

uPVC half glazed door leads into a split level entrance hall.

LOWER HALLWAY

Door to rear elevation. Two understairs storage cupboards. Wood effect flooring.

KITCHEN

2.59m x 3.88m (8'5" x 12'8")

Appointed with a newly installed kitchen, with a range of base and eye level storage units with ample work surfacing over. Integrated four ring induction hob with oven below. Space for washing machine and fridge/freezer. Inset one bowl and drainer stainless steel sink unit with chrome mixer tap. Tiled splashback. uPVC window to front elevation and frosted window to rear.

GROUND FLOOR WC

Frosted window to rear elevation. Low level WC and wall mounted wash hand basin. Wood effect flooring.

SITTING ROOM

3.92m x 3.18m (12'10" x 10'5")

With patio doors leading to the rear elevation. Wood effect flooring.

FIRST FLOOR STAIRS AND LANDING

With window to rear elevation.

BEDROOM

3.96m x 3.08m (12'11" x 10'1")

A double bedroom with window to front elevation.

BEDROOM

3.93m x 3.18m (12'10" x 10'5")

With window to front and rear elevation. Cast iron fireplace.

UPPER FLOOR

BEDROOM

3.79m x 3.18m (12'5" x 10'5")

With window to front elevation. Feature cast iron fireplace.

BATHROOM

Appointed with a three piece suite to include freestanding bath with chrome mixer tap, low level WC and pedestal wash hand basin with chrome mixer tap. Wood effect flooring. Feature fireplace. Window to front elevation.

OUTSIDE

To the rear is a spacious terraced garden with steps leading down to a patio area.

SERVICES

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

