



DIRECTIONS

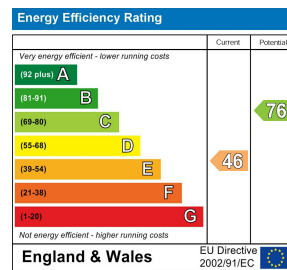
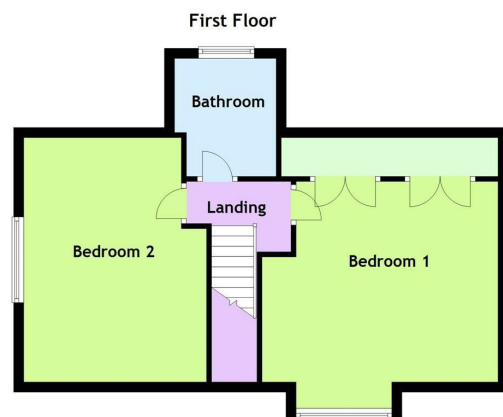
From Chepstow town centre proceed down the high street onto the one-way system heading over the Wye Bridge. At the top of the hill proceed straight over the mini roundabouts. Continue along this road turning left onto Elm Road and immediately left onto Elm Close where you will find the property on the 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.



4 ELM CLOSE, TUTSHILL, CHEPSTOW, GLOUCESTERSHIRE, NP16 7DA



£455,000

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.

4 Elm Close comprises a detached dormer bungalow situated within the sought after village of Tutshill, close to a wide range of facilities including primary and secondary schooling, shops, café and butchers. Elm Close is within walking distance of Chepstow itself where a further range of amenities can be found. The property offers to the ground floor, entrance porch giving access to reception hall, which leads to the living room, dining room, kitchen, two bedrooms and ground floor bathroom. To the first floor are two further double bedrooms and a family bathroom. Outside, to the front is off road parking with gated access to the car port and single garage. To the rear the property benefits from a spacious and private level lawn garden with patio area and summer house.

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

ENTRANCE PORCH

uPVC half glazed door and window to front elevation. Ceramic tiled flooring. Glazed double doors lead to :-

RECEPTION HALL

With parquet flooring. Stairs to first floor and doors to ground floor rooms. Handy storage cupboard.

SITTING ROOM

3.85m x 4.82m (12'7" x 15'9")

A bright and airy reception room with feature stone fireplace and hearth with inset gas fire. Windows to front and side elevations. Glazed doors leading to :-

DINING ROOM

2.94m x 3.66m (9'7" x 12'0")

With window to rear elevation. Door to :-

KITCHEN

4.03m x 2.69m (13'2" x 8'9")

Appointed with a range of base and eye level storage units with wood effect worktops over. Inset stainless steel one and a half bowl and drainer sink unit with chrome mixer tap. Built-in ceramic four ring hob with extractor fan over and eye level double oven. Space for fridge/freezer, washing machine and dishwasher. Part-tiled walls and ceramic tiled flooring. Half glazed frosted door and window to rear elevation.

BEDROOM

3.61m x 3.46m (11'10" x 11'4")

A versatile room which could be used as a bedroom or an additional reception room, depending on your requirements. Window to front elevation. Parquet flooring.

BEDROOM

3.66m x 2.70m (12'0" x 8'10")

A double bedroom with window to side elevation.

GROUND FLOOR BATHROOM

Appointed with a four-piece suite to include, low level WC, pedestal wash hand basin with chrome taps, corner shower cubicle with electric shower over and panelled bath with chrome taps. Part-tiled walls and ceramic tiled flooring. Frosted window to rear elevation.

FIRST FLOOR STAIRS AND LANDING

Loft access point. Doors to all first floor rooms.

BEDROOM

4.73m x 4.46m (15'6" x 14'7")

A spacious bedroom with double built-in wardrobes and eaves storage. Window to front elevation. .

BEDROOM

4.85m x 3.65m (15'10" x 11'11")

A double bedroom with eaves storage. Window to side elevation.

BATHROOM

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

OUTSIDE

To the front is a private driveway with parking for several vehicles. The driveway leads via side gated access to a single car garage with up and over door, power and light. To the front there is also a stone chipped border with some mature shrubs. To the rear is a spacious private level garden mainly laid to lawn with paved patio area. A summerhouse is also situated in the rear garden.

SERVICES

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

