



## DIRECTIONS

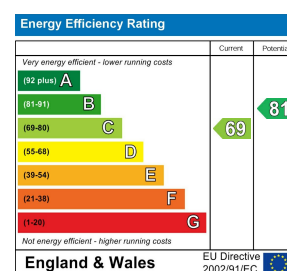
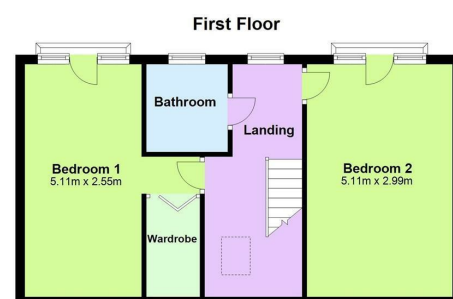
From our Chepstow office proceed over the new Wye Bridge toward Lydney, taking the first turning on your right. At the next mini roundabout take the fourth exit onto Beachley Road, head up Beachley Road to the next mini roundabout turning right into Sedbury Lane. Continue along Sedbury Lane taking the third turning on your right into Severn Avenue, proceed around where you will find this property on your right-hand side.

## SERVICES

All mains services are connected, to include mains gas central heating.  
Council Tax Band C

## TENURE - FREEHOLD

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



**8 SEVERN AVENUE, TUTSHILL, CHEPSTOW,  
GLOUCESTERSHIRE, NP16 7EF**

**4 2 2 C**

**OFFERS OVER £400,000**

**Sales: 01291 629292  
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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.



Severn Avenue comprises an immaculately presented detached dormer bungalow, situated in the popular village of Tutshill within walking distance of sought after primary school and convenient access to Chepstow town centre, whilst being within commutable access to motorway network.

The well-planned and versatile living accommodation comprises to the ground floor, entrance hall, lounge, open plan kitchen/breakfast/family room, study, double bedroom, shower room and boot room, whilst to the first floor are two further double bedrooms and family bathroom and spacious landing are. The property further benefits from private driveway to the front, providing parking for up to three vehicles as well as sizeable low-maintenance and private rear garden with two outbuildings, one offering fantastic potential for conversion into a studio/home office. The property has excellent potential to cater for multigenerational living and would no doubt suit a variety of markets. Viewing is highly recommended.

**GROUND FLOOR**

**ENTRANCE HALL**

Wooden door to front elevation. Storage space. Stairs to first floor.

**LOUNGE**

**4.67m x 3.16m min (15'3" x 10'4" min)**

A well-proportioned reception room, enjoying a feature bay window to front elevation and window to side. Freestanding wood burner.

**BEDROOM 3**

**3.18m x 3.16m (10'5" x 10'4")**

A spacious double bedroom with large window to front elevation.

**KITCHEN/BREAKFAST/FAMILY ROOM**

**7.40m x 2.79m (24'3" x 9'1")**

Comprising a modern country style range of base level storage units with ample work surfacing over and breakfast bar. Feature inset Belfast sink with drainer. Integrated dish washer and fridge. Freestanding Range cooker (negotiable) with extractor hood over. Space and plumbing for washing machine. Travertine tiled floor. Two windows and patio doors to rear elevation.

**BOOT ROOM/STUDY**

Ideal space for coats and boots. Boiler cupboard, housing Ariston gas-combi boiler. Door to side elevation. Travertine tiled floor.

**SHOWER ROOM**

Comprising a modern suite to include low level WC, wash hand basin inset to vanity unit with mixer tap and tiled splash back, walk-in shower cubicle with mains fed shower unit, waterfall head and separate hand-held shower attachment. Travertine tiled floor. Frosted window to rear elevation.

**STUDY**

**3.51m x 1.92m (11'6" x 6'3")**

A versatile room currently utilised as home office with fitted desk space and frosted window to front elevation. Could be used as a fourth bedroom if required.

**FIRST FLOOR STAIRS AND LANDING**

Spacious double aspect landing area. Velux window to front and window to rear overlooking the garden. Versatile space which is currently utilised as a desk/study area and a library.

**PRINCIPAL BEDROOM**

**5.11m x 2.51m (16'9" x 8'2")**

A spacious double bedroom with patio door to rear elevation leading to Juliet balcony, affording attractive views over the rear garden. Built-in, walk-in wardrobe and access to eaves storage.

**BEDROOM 2**

**5.11m x 2.99m (16'9" x 9'9")**

A good size double bedroom with window and patio door to rear elevation with Juliet balcony, enjoying views over the garden. Access to eaves storage.

**FAMILY BATHROOM**

Comprising a modern suite to include free standing roll-top bath with hand held shower attachment, low level WC and wash hand basin inset to vanity unit and tiles splashback. Heated towel rail. Frosted window to rear elevation.

**OUTSIDE**

The front garden comprises an area laid to lawn and small corner area laid to stones and fully enclosed by timber fencing and laurel hedgerow. Level paved patio area providing ideal space for log store. Off-street parking for up to three vehicles. Gated pedestrian access leading to rear garden. The rear garden comprises an area laid to stones providing an ideal space for alfresco dining and entertaining. Steps lead to a sizeable area laid to level lawn. With pathway leading to useful outbuildings at the rear of the garden, one of which is outside store with light connected, the second one is a larger workshop with window to side, offering fantastic potential for further conversion to home office or studio if required.

**SERVICES**

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

