



DIRECTIONS

From our Chepstow office, proceed up the High Street, heading up Moor Street, turning right onto the A48. Take the first left turn signposted Bulwark. Proceed through the shops. At the roundabout, take the first exit onto Bulwark Avenue. Proceed down to the roundabout, taking the third left turn, arriving at The Octagon where you will find the property on the left hand side.

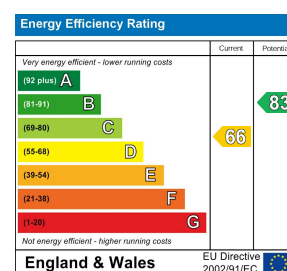
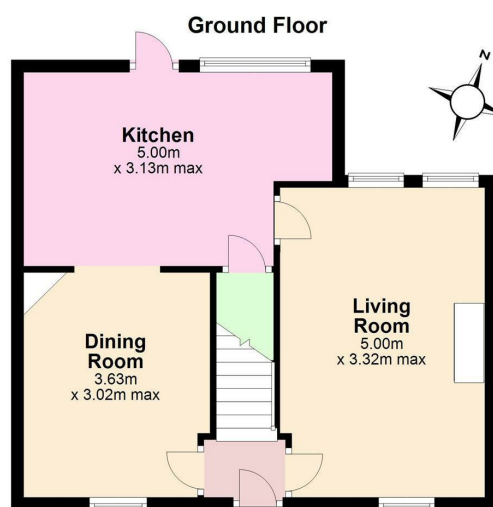
SERVICES

All mains services are connected to include gas central heating.

Council Tax Band D.

TENURE - FREEHOLD

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



**3 THE OCTAGON, BULWARK, CHEPSTOW,
MONMOUTHSHIRE, NP16 5QJ**

3 **1** **2** **D**

£315,000

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.

Situated in this popular and quiet residential location, The Octagon comprises an attractive Victorian mid-terrace property affording deceptively spacious and well-planned living accommodation briefly comprising: entrance hall, dual-aspect lounge and a fantastic open plan kitchen/dining/family room catering for everyday modern family living, whilst to the first floor there are three bedrooms and a four-piece family bathroom. Further benefits include a private driveway providing parking for two vehicles, sizeable rear garden and a newly installed outdoor home office/studio providing excellent versatile use depending on requirements. Offering excellent potential to extend to the rear to create additional living space, we strongly advise an internal viewing to appreciate what this property has to offer. The property would suit a variety of markets to include professional couples seeking a convenient location for commuting, the family market or indeed those looking to downsize and be within walking distance to local amenities and bus links.

GROUND FLOOR

RECEPTION HALL

Door to front elevation. Stairs to first floor giving access to living room and dining room.

LIVING ROOM

5m x 3.32m (16'4" x 10'10")

Bright and airy reception room with window to front and two windows to rear elevations. Feature fireplace complete with inset cast iron wood burner and solid oak lintel over.

DINING ROOM

3.63m x 3.02m (11'10" x 9'10")

A formal dining room with window to front elevation.

Solid oak flooring and feature cast-iron fireplace. Archway to: -

KITCHEN

5m x 3.13m maximum (16'4" x 10'3" maximum)

A spacious, well-appointed kitchen offering a range of base and eye level shaker style storage units with with wood block worktops and subway style tiled splashbacks. Belfast sink with chrome mixer tap. Range cooker with extractor hood over. Integrated dishwasher and space for washing machine and fridge/freezer. Handy storage cupboard. Porcelain tiled flooring. uPVC double glazed window and door to rear elevation.

FIRST FLOOR STAIRS AND LANDING

Loft access point. Access to bedrooms and family bathroom.

BEDROOM 1

5m x 3.39m (16'4" x 11'1")

A generous principal bedroom with dual aspect windows to front and rear flooding in natural light. Feature cast iron fireplace. Storage cupboard housing Combi boiler.

BEDROOM 2

3.63m x 3.02m (11'10" x 9'10")

A bright double bedroom with window to front elevation. Feature cast iron fireplace.

BEDROOM 3

3.18m x 2.08 (10'5" x 6'9")

With window to rear elevation. Feature cast iron fireplace.

FAMILY BATHROOM

Appointed with a four piece suite to include low level WC, pedestal wash hand basin with chrome mixer tap, corner shower cubicle with electric shower over and panelled bath with chrome mixer tap. Tiled walls and wood effect vinyl flooring. Frosted window to rear elevation.

OUTSIDE

GARDEN

The rear garden is both sizeable and low maintenance. It offers a spacious patio area accessed from the kitchen/dining room and provides an excellent space for dining and entertaining. Furthermore, steps lead up to a level area laid to lawn and a decking area in the far corner which provides a second space for sitting/entertaining whilst enjoying views over the gardens. The current vendors have recently installed an outdoor studio/home office with a contemporary finish and provides an excellent additional space for home-working or further uses if required. The garden office measures 4.10m x 2.30m and is fully insulated as well as benefitting hard wire internet connection and electricity.

SERVICES

All mains services are connected to include gas central heating.

