



DIRECTIONS

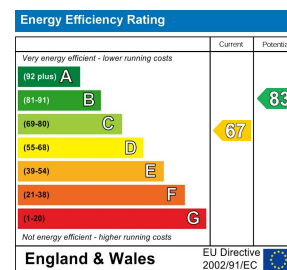
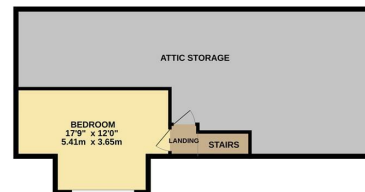
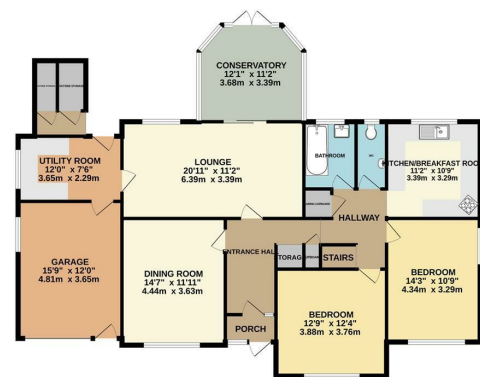
From our Chepstow office proceed over the new Wye Bridge towards Lydney taking the first exit on your right. At the mini-roundabout bear left and follow this road without deviation to Beachley. As you approach Beachley take the first turning on your left into Loop Road, proceed along Loop Road where you will find No. 53 on your 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.



TOTAL FLOOR AREA: 2301 sq.ft. (213.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Hexpix C5022

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.



**53 LOOP ROAD, BEACHLEY, CHEPSTOW,
GLOUCESTERSHIRE, NP16 7HE**

3 1 2 D

£455,000

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

Moon & Co. are delighted to offer to the market Loop Road a detached family home occupying a pleasant position within this established residential area. The property briefly comprises, sitting room, conservatory, dining room, kitchen, utility room, bathroom and three double bedrooms, however there is great potential for further development.

Situated within this popular residential area, local amenities can be found at Sedbury to include doctors surgery and local store plus public house, junior and comprehensive schooling. Chepstow is also close at hand with its attendant range of facilities where you will find bus and rail links here. The A48, M48, M4 and M5 motorway network bring Newport, Cardiff, Bristol, Gloucester and Cheltenham within commuting distance.

GROUND FLOOR

ENTRANCE HALL

uPVC window and door to front. Ceramic tiled flooring. Glass door leading to :-

RECEPTION HALL

Parquet flooring. Large storage cupboard. Stairs to first floor.

DINING ROOM

3.6m x 4.4m (11'9" x 14'5")
Parquet flooring. uPVC window to front elevation.

SITTING ROOM

6.4m x 3.3m (20'11" x 10'9")
A spacious reception room with uPVC sliding patio doors leading to the conservatory and window to rear garden. Feature fireplace with inset wood burner.

CONSERVATORY

uPVC conservatory overlooking the spacious rear garden. Ceramic tiled floor.

UTILITY ROOM

3.4m x 2.3m (11'1" x 7'6")
uPVC frosted half glazed door to rear garden and window to side. Range of base storage units with inset one and a half bowl stainless steel sink and drainer unit with chrome mixer tap. Space for washing machine. Tiled splashbacks and ceramic tiled flooring. Integral door leading to the garage.

KITCHEN

3.4m x 3.3m (11'1" x 10'9")
Appointed with a range of base and eye level storage units with marble effect work tops over. Inset one and a

half bowl sink and drainer with chrome mixer tap. Tiled splashbacks. Fitted appliances include four ring gas hob with extractor over and double oven. Space for fridge/freezer. Wall mounted Worcester gas combi boiler. uPVC window to rear. Parquet flooring.

BATHROOM

Frosted uPVC window to rear. Appointed with a two piece suite to include pedestal wash hand basin with chrome taps and panelled bath with chrome hand held shower attachment and chrome mixer tap. Part tiled walls and ceramic tiled floor.

WC

Low level WC and wall mounted wash hand basin with chrome taps. Frosted window to rear. Ceramic tiled flooring.

BEDROOM 1

3.2m x 4.2m (10'5" x 13'9")
A spacious double bedroom with uPVC window to front and side. Parquet flooring.

BEDROOM 2

3.7m x 3.7m (12'1" x 12'1")
A double bedroom with uPVC window to front.

FIRST FLOOR STAIRS AND LANDING

Access to a partially boarded, spacious loft area, which would be perfect for further development to create an additional bedroom.

BEDROOM 3

3.5m x 4.7m (11'5" x 15'5")
A double bedroom with uPVC window to front, enjoying stunning views over the River Severn and surrounding countryside.

GARAGE

A single car garage with up and over door, power and lighting. Side access door as well as door into Utility Room.

GARDENS

The property is accessed to the front by wrought iron gates leading to the private driveway with parking for several vehicles. There is a level lawned area with some mature borders with trees and shrubs. To the rear is a level lawn with mature shrubs and trees and patio area. Useful outside storage cupboards. Side gate leading to front.

SERVICES

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

