



DIRECTIONS

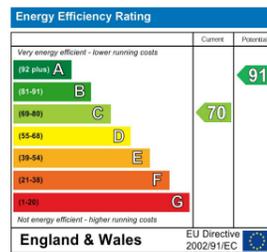
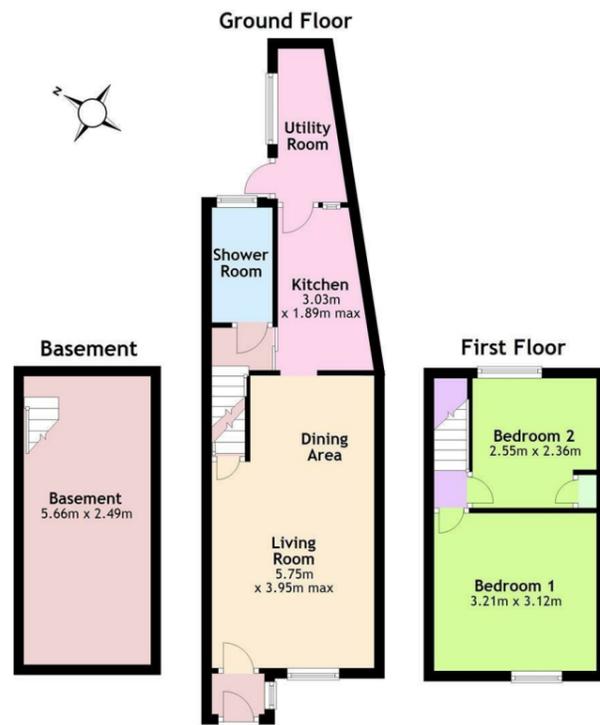
From our Chepstow office proceed down the High Street onto the one way system, proceed over the Wye bridge up into Tutshill. At the mini roundabouts turn left, continue along this road where you will find the property on your right hand side.

SERVICES

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

TENURE - FREEHOLD

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



5 COLEFORD ROAD, TUTSHILL, CHEPSTOW, GLOUCESTERSHIRE, NP16 7BN



£264,550

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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.

Offered to the market with the benefit of no onward chain, this property comprises a mid-terrace cottage combining character features and contemporary fixtures and fittings, occupying a pleasant position within this sought after village of Tutshill. A deceptively spacious living accommodation comprises to the ground floor front entrance porch leading through to a generous lounge/dining room, fully fitted contemporary kitchen, utility/storeroom and a ground floor modern shower room. To the first floor are two double bedrooms. The property further benefits from access to a basement, providing a fantastic storage space or indeed further use if required, a low-maintenance private garden and a newly installed outdoor studio/home office providing a perfect designated space for the everyday home worker. The property would suit a variety of markets and we recommend an internal viewing to appreciate what is on offer.

Being situated in Tutshill, a range of facilities are close at hand to include primary and secondary schools, local shop, butchers and café, all within walking distance, as well as a further abundance of facilities in nearby Chepstow. 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

With door to front elevation. Window to side elevation. Door to:-

LOUNGE/DINING ROOM

5.75m x 3.95m max (18'10" x 12'11" max)

Comprising a generous reception space with the lounge area enjoying a window to front elevation overlooking the village green. Solid wood flooring. Feature freestanding cast iron wood burner with slate hearth and mosaic tile surround. Open access to dining area. Door leading down to :-

BASEMENT

5.66m x 2.49m (18'6" x 8'2")

Providing a fantastic storage facility.

KITCHEN

3.03m x 1.89m max (9'11" x 6'2" max)

Comprising a range of fitted contemporary units with ample wooden worktops and tiled splashbacks. Integrated appliances to include four ring gas hob with extractor hood over and electric oven/grill below, fridge and slimline dishwasher. Inset stainless steel sink with drainer and mixer tap. Paved flooring. Sliding wooden door leads to:-

INNER HALL

Providing useful storage space with staircase leading to the first floor. Door to:-

SHOWER ROOM

Comprising a modern and neutral suite to include low level WC, wall-mounted wash hand basin inset into vanity unit, step-in double width shower cubicle with overhead waterfall shower. Frosted window to rear elevation. Part-tiled walls. Slate tiled flooring.

REAR UTILITY AREA

With wood flooring, space and plumbing for washing machine. Door and window to rear elevation.

FIRST FLOOR STAIRS AND LANDING

Providing access to both first floor rooms.

BEDROOM 1

3.21m x 3.12m (10'6" x 10'2")

Comprises a generous double bedroom with window to front elevation enjoying views over the village green.

BEDROOM 2

2.55m x 2.36m (8'4" x 7'8")

A double bedroom with window to rear elevation overlooking

the garden. Built-in airing cupboard housing the Worcester Bosch gas combination boiler.

OUTSIDE

GARDENS

To the front is a private pathway leading to the entrance porch and a small low maintenance garden area with useful lockable storage shed. Bounded by a stone wall to the front and sides. To the rear is a step up to a low maintenance area laid to stones with a small wooden shed, ideal for storage. A pathway leads on through to an attractive flower bed and a further pathway leads onto a paved patio area ideal for dining and entertaining. To the rear boundary is :-

STUDIO

A newly installed outdoor studio, comprising French doors and two windows to the side elevation. Power and light fitted. Currently utilised as a home office. Also offering versatile use as a studio/games room or hobby room depending on requirements.

SERVICES

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

