



## DIRECTIONS

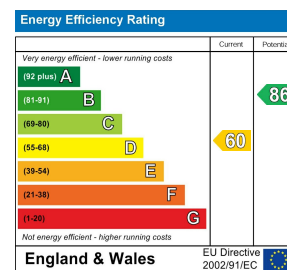
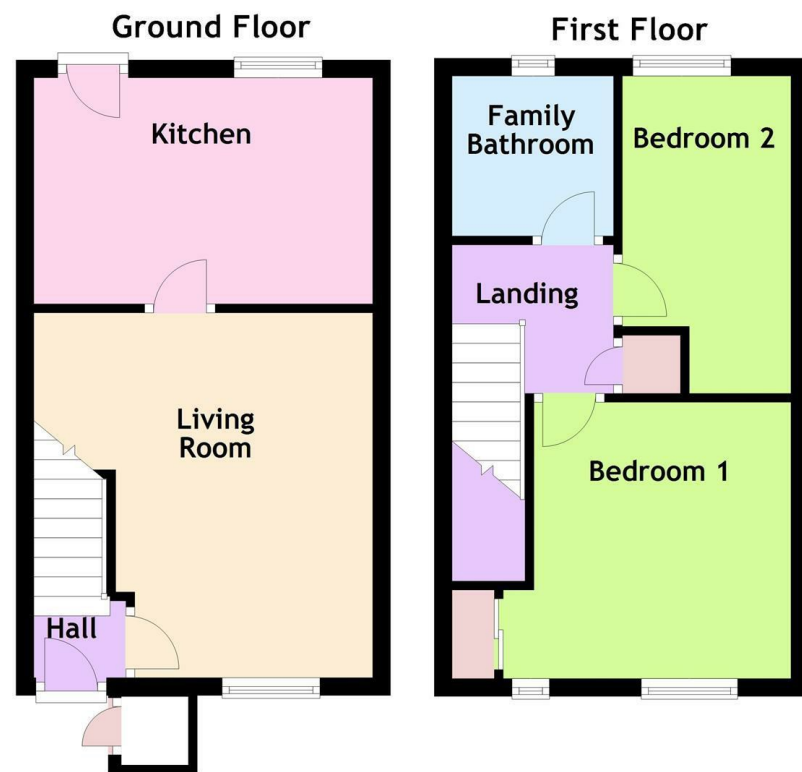
From Chepstow proceed up the High Street, through the town arch heading up Moor street, turning right onto A48. At the roundabout take the second exit onto the Link Road towards the Severn Bridge. At the next roundabout take the first exit signposted Thornwell. Proceed down to the next roundabout taking the first exit. Enter the next roundabout, taking the third exit. Proceed up the road turning right into Thorn Tree Drive where you will find the property at the end of the cul-de-sac on the right hand side.

## SERVICES

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

## TENURE - FREEHOLD

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



**5 THORN TREE DRIVE, THORNWELL, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5SH**



**£230,000**

**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.



Offered to the market with the benefit of no onward chain, Thorn Tree Drive comprises a semi-detached two-bedroom property, occupying a sizeable corner plot in a quiet cul-de-sac setting, within this popular residential area on the outskirts of Chepstow. The well-planned living accommodation briefly comprises: entrance hall, generous lounge and kitchen/diner to the ground floor, whilst there are two bedrooms and a bathroom to the first floor. The property further benefits a shared driveway and low-maintenance gardens to both front and rear elevations. There is fantastic potential to extend to either the side or the rear (subject to planning consent) to create a larger family home, if desired. The property would suit a variety of markets to include first time buyers, young families, the retired market or indeed as an investment opportunity and we would strongly recommend arranging an internal viewing to appreciate what is on offer.

Being situated in Thornwell a number of facilities are close at hand to include local primary school, shops and dentist with a further range of amenities in nearby Bulwark and Chepstow. There are good bus, road and rail links with the A48, M48 and M4 motorway networks bringing Newport, Cardiff and Bristol all within easy commuting distance

GROUND FLOOR

RECEPTION HALL

With uPVC double glazed door to front elevation. Stairs to first floor.

LIVING ROOM

4.14m x 2.84m (13'7" x 9'4")

Spacious living room with uPVC double glazed window to front elevation. Understairs recess. Door to: -

KITCHEN/DINING ROOM

3.84m x 2.54m (12'7" x 8'4")

Appointed with a matching range of base and eye level storage units with composite worktops and tiled splashbacks. Inset one bowl and drainer stainless steel sink unit with mixer tap. Four ring gas hob with concealed extractor over and oven below. Space for fridge/freezer and washing machine. Vinyl flooring. uPVC double glazed door and window to rear elevation.

FIRST FLOOR STAIRS AND LANDING

Loft access point to partially boarded loft. Airing cupboard.

BEDROOM 1

3m x 2.84m min excluding wardrobe recess (9'10" x 9'3" min excluding wardrobe recess )

A double bedroom with two uPVC double glazed windows to front elevation. Fitted wardrobe.

BEDROOM 2

2.87m x 1.93m excluding wardrobe recess (9'4" x 6'3" excluding wardrobe recess )

With uPVC double glazed window to rear elevation.

FAMILY BATHROOM

Comprising a white suite to include low level WC, pedestal wash hand basin with chrome taps and panelled bath with chrome mixer tap, shower attachment and glass shower screen. Part-tiled walls and tiled flooring. Frosted uPVC double glazed window to rear elevation.

OUTSIDE

To the front the property benefits from level lawn garden and shared tarmac driveway offering parking for a number vehicles. Pedestrian path leading to front door and adjacent outdoor storage cupboard. The rear garden benefits from paved seating area with step to level lawn, with further paved seating area and raised beds. Bounded predominately by timber fencing.

SERVICES

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

AGENTS NOTE

Please note - the photographs used are from our library stock for this property and are not current photographs of the property.

