



DIRECTIONS

From our Chepstow office proceed along the Wye Valley road into the village of Brockweir. As you enter the village you will find Underhill Lane on your left hand side where you will find the cottage approximately 15 yards along this lane on the left. **PARKING** - along the hill you will find a parking bay on the left hand side.

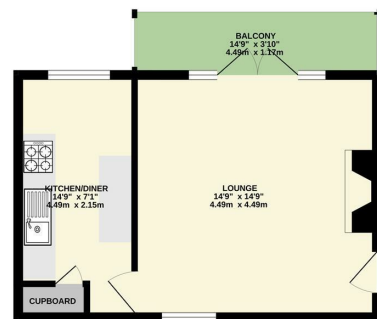
SERVICES

Mains water and electricity. LPG gas central heating. Cesspit drainage.
Council Tax Band D

TENURE - FREEHOLD

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

GROUND FLOOR
313 sq.ft. (29.0 sq.m.) approx.

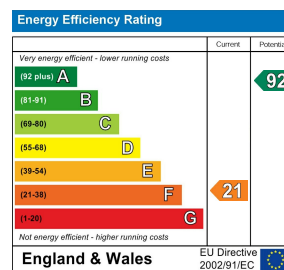


1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA: 640 sq.ft. (59.4 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 mis-statement. 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 floorplan 12025



2 RIVERVIEW, UNDERHILL LANE, BROCKWEIR, GLOUCESTERSHIRE, NP16 7NH

2 1 1 G

£350,000

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

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.

The property comprises a charming, traditional semi-detached cottage enjoying an idyllic location in this sought-after Wye Valley village of Brockweir, in an area of Designated Natural Beauty, offering both the charms of the Wye Valley along with easy access to the towns of Chepstow and Monmouth, with excellent road access to the M50, M4 and M48 networks.

This charming cottage has been in the same ownership for many years, offering comfortable and cosy accommodation which briefly comprises to the ground floor living room and kitchen, along with two bedrooms and bathroom to the first floor. The property offers pretty views across the village, Wye Valley and the river.

GROUND FLOOR

LIVING ROOM
4.50m x 4.50m (14'9" x 14'9")

With window to rear and French doors to front with super Wye Valley views. Entrance door to side. Attractive exposed stone chimney breast and surround housing a wood burning stove. Exposed wood flooring. Stairs off.

KITCHEN
4.50m x 2.16m (14'9" x 7'1")

Appointed with a range of base and eye level storage units with inset four ring LPG hob and electric double oven below. One and a half bowl and drainer stainless steel sink unit. Integrated freezer. Space for undercounter fridge and washing machine. Exposed wood flooring. Window to front elevation offering super Wye Valley views.

FIRST FLOOR STAIRS AND LANDING
With access hatch to loft with drop down ladder.

BEDROOM 1
3.53m x 3.40m (11'7" x 11'2")
With windows to front and side elevations, both with attractive views. Charming feature fireplace. Storage cupboard.

BEDROOM 2
3.23m x 2.39m (10'7" x 7'10")
With window to front elevation with lovely views. Airing cupboard housing wall-mounted LPG gas fired boiler providing domestic hot water and central heating.

BATHROOM
2.29m x 2.11m (7'6" x 6'11")
Appointed with a three piece suite to include panelled bath with chrome taps and tiled surround, pedestal wash hand basin and low level WC. Window to rear elevation.

OUTSIDE

GARDENS
The property has pedestrian access off the lane with steps down to the front door and also leading down to the garden with terrace immediately off the living room. The garden itself is a pretty feature with views across the surrounding village and Wye Valley.

SERVICES
Mains water and electricity. LPG gas central heating. Cesspit drainage.

