



DIRECTIONS

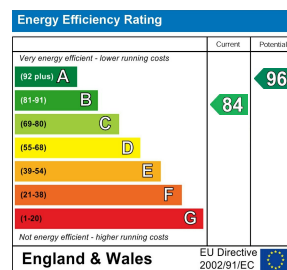
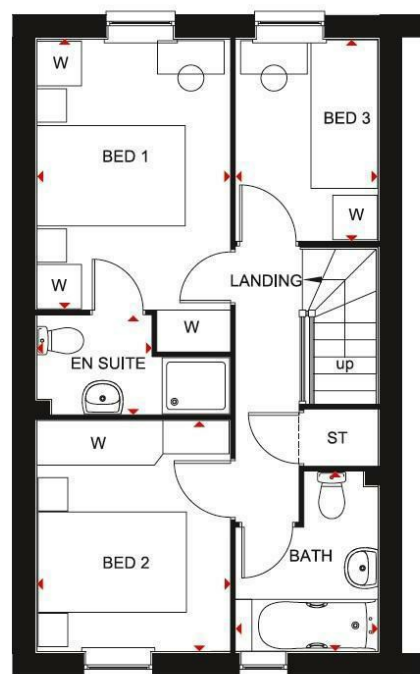
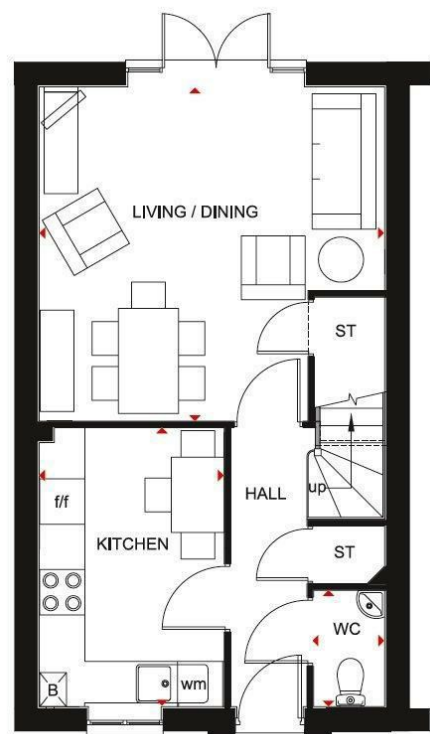
From our Chepstow office proceed up the High Street, turning left onto the A48. Proceed along this road turning right after the Wye Bridge into Sedbury. At the roundabout take the first exit into the new build estate where following the numbering you will find the property on the right-hand side.

SERVICES

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

TENURE - FREEHOLD

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



**14 CRANE POOL AVENUE, SEDBURY, CHEPSTOW,
GLOUCESTERSHIRE, NP16 7FS**

3 2 1 B

£325,000

**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.

This recently constructed semi-detached house originally developed by Barratt Homes occupies a great location on this popular development and briefly comprises to the ground floor reception hall, kitchen/breakfast room, living/dining room and cloakroom/WC. To the first floor are three bedrooms, one of which is en-suite as well as a family bathroom. The property stands in low maintenance gardens and benefits from parking for three vehicles. The accommodation is very attractively presented throughout and viewing is highly recommended.

Itself positioned on the outskirts of Chepstow, the property offers easy access to local primary and secondary schools, shops and amenities as well as Chepstow town centre being within walking distance. There is good road access via the M48 motorway junction, bringing Bristol, Newport and Cardiff within commuting distance.

GROUND FLOOR

RECEPTION HALL

With door to front elevation. Storage cupboard. Stairs off.

CLOAKROOM/WC

With low-level WC and vanity wash-hand basin. Window to front elevation.

KITCHEN/BREAKFAST ROOM
3.40m x 2.50m (11'1" x 8'2")

Appointed with a matching range of base and eye level storage units with ample work surfacing over and tiled splashbacks. Four ring gas hob with extractor fan over and oven below. Inset one bowl and drainer stainless steel sink unit with mixer tap. Integrated dishwasher, washing machine and fridge/freezer. Window to front elevation.

LIVING/DINING ROOM
4.76m x 3.62m (15'7" x 11'10")

Spacious reception room with window to side elevation and French doors to rear garden.

FIRST FLOOR STAIRS AND LANDING

Loft access point and airing cupboard.

BEDROOM 1
4.20m x 2.59m (13'9" x 8'5")

A good size double bedroom with window to rear elevation. Access to: -

EN-SUITE SHOWER ROOM

Comprising a three piece suite to include step-in shower, low-level WC and pedestal wash hand basin with mixer tap and tiled splashback. Window to side elevation.

BEDROOM 2
3.11m x 2.59m (10'2" x 8'5")

A double bedroom with window to front elevation.

BEDROOM 3
2.68m x 1.91m (8'9" x 6'3")

With window to rear elevation.

FAMILY BATHROOM

Appointed with a three-piece suite to include low-level WC, pedestal wash hand basin with mixer tap and tiled splashback, panelled bath with glass shower screen, mixer tap, hand-held shower attachment and tiled surround. Window to front elevation.

OUTSIDE

To the side is a private driveway offering parking for several vehicles. To the rear is a well-enclosed garden with paved terraced area and lawned area with flower beds.

SERVICES

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

