



DIRECTIONS

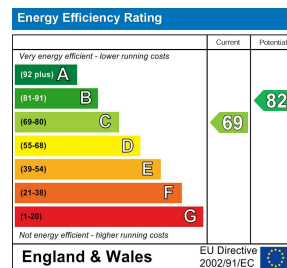
From our Chepstow office proceed to the main Larkfield Roundabout, take the first exit to Fairview and then the first left into High Beech Lane, and then left again into Beech Grove, continue along Beech Grove where this property will be the last on your right hand side.

SERVICES

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

TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 2450 sq ft. (227.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, ceilings, walls 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 not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
 Made with floorplan.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.



**58 BEECH GROVE, CHEPSTOW,
 MONMOUTHSHIRE, NP16 5BE**



£465,000

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

58 Beech Grove can be found in the most attractive location within the popular High Beech development, located close to the local shops at nearby Bulwark, as well as Chepstow's town centre. Also benefiting from good road access via the M48 motorway junction to Cardiff and Bristol.

The property benefits from an extension to the rear to create additional living accommodation and also benefits from a large attic room with useful attic store room area.

ENTRANCE HALL

6.10m x 1.73m (20' x 5'8")

With parquet flooring and door to front elevation. Access hatch with drop down ladder to large attic storeroom with potential to convert to further accommodation, if required.

LIVING ROOM

4.67m x 4.34m (15'4" x 14'3")

With window to front elevation. Attractive feature fireplace. Large archway leading to :-

DINING ROOM

4.39m x 4.01m (14'5" x 13'2")

With window to side elevation.

KITCHEN

3.78m x 2.59m (12'5" x 8'6")

Tastefully updated with a matching range of contemporary base and eye level storage units with ample work surfacing over. Four ring electric hob with built-in double oven. Tiled splashbacks and ceramic tiled flooring. Single drainer sink unit. Window to rear elevation and door to :-

CONSERVATORY

3.86m x 2.44m (12'8" x 8')

uPVC conservatory with tiled flooring. Door to rear garden.

BEDROOM 1

3.76m x 3.71m (12'4" x 12'2")

With window to front elevation. Wood block flooring.

BEDROOM 2

3.86m x 3.05m (12'8" x 10')

With window to rear elevation. Wood block flooring.

BEDROOM 3

3.76m x 3.05m (12'4" x 10")

With window to side elevation. Wood block flooring.

SHOWER ROOM

Appointed with a modern two piece suite to include step in shower and wash hand basin.

CLOAKROOM

With low level WC.

OUTSIDE

GARDENS

58 Beech Grove stands in a particularly attractive large corner garden, the majority of the garden is located to the front on the south of the property, enjoying an open and sunny aspect and being laid principally to lawn. A side driveway gives access to the extended extra length garage with power, lighting and side courtesy door. The rear garden is principally a courtyard area with borders.

SERVICES

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

