

DIRECTIONS

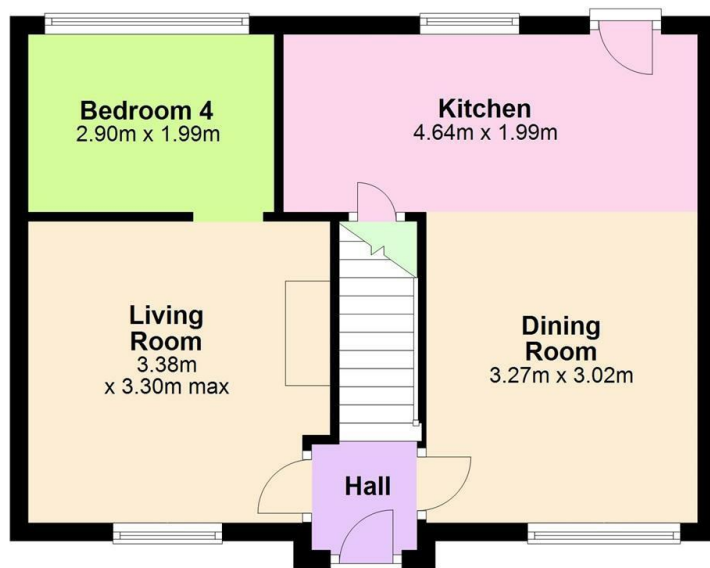
From our Chepstow office proceed up Moor Street turning right onto the A48. Take the left hand turn signposted Bulwark. Proceed along this road passing St Mary's Catholic School on your right side. At the roundabout take the first exit into Bulwark Avenue, continue along this road, taking the third turning on the right into Middle Way where you will find the property on the left-hand side.

TENURE - FREEHOLD

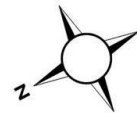
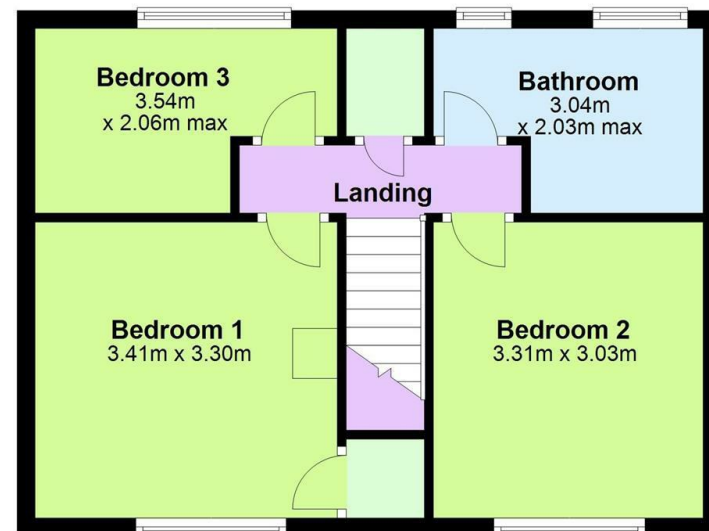
You are recommended to have this verified by your legal advisors at your earliest convenience.



Ground Floor



First Floor



**35 MIDDLE WAY, BULWARK, CHEPSTOW,
MONMOUTHSHIRE, NP16 5QS**



£285,000

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

35 Middle Way, a well-presented end terraced property benefitting from being situated on a spacious corner plot offering potential to extend. The property has been tastefully updated throughout and comprises to the ground floor, reception hall with access to the living room, bedroom four, and open-plan kitchen/diner. To the first floor are three bedrooms and modern bathroom. Outside the property is approached via steps leading to the front entrance door. The rear garden occupies a private position with decked seating area and access to the private driveway with parking.

Being situated in Bulwark a range of local facilities are close at hand to include primary schools, shops and pub, with a further abundance of amenities 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

RECEPTION HALL

uPVC front door. Stairs to first floor.

OPEN KITCHEN/DINING ROOM

Bright and airy open plan kitchen/dining room perfect for family living as well as entertaining. Wood effect flooring.

DINING AREA

3.27m x 3.02m (10'8" x 9'10")

Window to front elevation.

KITCHEN AREA

4.64m x 1.99m (15'2" x 6'6")

Appointed with a matching range of base and eye level storage units with peninsular and wood effect worktops. Subway style tiled splashbacks. One and a half bowl and drainer enamel sink unit with mixer tap. Built-in full-length fridge and freezer, dishwasher and space for washing machine. Four ring electric hob with concealed extractor over and oven below. Pantry cupboard. Window and door to rear elevation.

SITTING ROOM

3.38m x 3.30m (11'1" x 10'9")

This room has been subdivided by the current owners to add a fourth bedroom at the rear, this could be easily reverted to create a full-length living room. Window to front elevation. Feature fireplace. Wood effect flooring.

BEDROOM 4

2.90m x 1.99m (9'6" x 6'6")

Window to rear elevation.

FIRST FLOOR STAIRS AND LANDING

Loft access point and airing cupboard.

BEDROOM 1

3.41m x 3.30m (11'2" x 10'9")

A double bedroom with window to front and side elevations. Handy overstairs storage cupboard.

BEDROOM 2

3.31m x 3.03m (10'10" x 9'11")

With window to front elevation.

BEDROOM 3

3.54m x 3.06m (11'7" x 10'0")

With window to rear elevation with views towards the River Severn.

FAMILY BATHROOM

3.04m x 2.03m (9'11" x 6'7")

Recently updated and comprises a three-piece suite to include panelled bath with glass shower screen and rainfall shower over as well as hand-held shower attachment, low level WC and wash hand basin inset into storage unit. Heated towel rail. Two frosted windows to rear elevation. Tiled walls and tiled flooring.

OUTSIDE

The property is approached via steps, the front garden benefits from a lawned area and being a corner plot it also offers an opportunity to extend. There is a private driveway providing off-road parking for one vehicle. To the rear is a spacious south-easterly garden mainly laid to decking complete with shed at the rear.

AGENTS NOTE

Please note the property is of non standard construction.

SERVICES

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

