

DIRECTIONS

From Chepstow town centre, proceed through the Archway, up Moor Street, turning left onto the A48. Proceed over the Wye Bridge turning right into Sedbury. At the roundabout take the third exit into Wyebank Road. Continue along this road where following the numbering you will find the property on your left-hand side.

TENURE - FREEHOLD

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

GROUND FLOOR
1000 sq.ft. (92.9 sq.m.) approx.



TOTAL FLOOR AREA: 1000 sq.ft. (92.9 sq.m.) approx.

Whilst 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.

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.

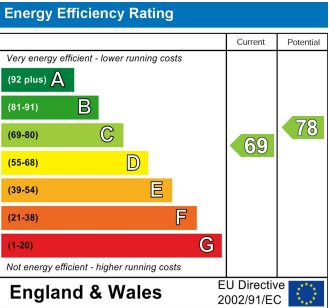
OFFERS

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.



**101 WYEBANK ROAD, TUTSHILL, CHEPSTOW,
GLOUCESTERSHIRE, NP16 7FA**



OFFERS IN EXCESS OF £300,000

Sales: 01291 629292

E: sales@thinkmoon.co.uk

Offered to the market with the benefit of no onward chain and occupying a convenient, elevated position on this popular and quiet residential development within easy reach of local amenities, schools and motorway network, this spacious detached bungalow will no doubt suit a variety of markets. The property would benefit from some cosmetic updating thus presenting an exciting opportunity to create a home tailored to your own taste. The existing layout briefly comprises: entrance hall, generous sitting room, kitchen, two double bedrooms, single bedroom/study and bathroom. The property further benefits an extensive private driveway with access to the single garage, as well as gardens to both the front and rear elevations.

Being situated in Tutshill a range of local facilities are close at hand to include primary and secondary schools, shops, pub, pharmacy and doctors surgery, with a further range 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.

RECEPTION HALL

Half glazed uPVC door leads into the reception hall with a handy storage cupboard. Glazed door to:-

SITTING ROOM

4.90m x 4.45m (16'1" x 14'7")

A good size reception room with feature fireplace. Large picture window enjoying views towards the River Wye. Door to:-

INNER HALLWAY

With loft access and handy storage cupboard housing the boiler. Doors to all three bedrooms.

BEDROOM 1

3.81m x 3.56m (12'6" x 11'8")

A double bedroom with uPVC window to rear elevation and built-in wardrobe.

FAMILY BATHROOM

Comprises of a three-piece suite to include panelled bath with chrome taps, pedestal wash hand basin with chrome taps and low-level WC. Frosted windows to side elevation. Tiled walls.

BEDROOM 2

3.91m x 3.56m (12'10" x 11'8")

A double bedroom with window to the rear elevation and built-in wardrobe.

BEDROOM 3

3.00m x 2.39m (9'10" x 7'10")

A single bedroom with uPVC window to side elevation.

KITCHEN

3.68m x 2.57m (12'1" x 8'5")

Fitted with base and eye level units with inset stainless steel double drainer single sink with chrome mixer tap. Space for under counter white goods. Gas cooker point. Half glazed uPVC door and windows to side elevation.

OUTSIDE

GARAGE

5.87m x 2.92m (19'3" x 9'7")

A gated blocked paved driveway providing parking for several vehicles leads to a single garage with up and over door and window to side.

GARDENS

The front garden is laid to lawn with a number of mature shrubs and bushes. The rear garden is terraced with patio area making it a perfect spot for entertaining and steps leading up to several different level lawn areas with hedge boundary.

SERVICES

All mains services are connected.

