



DIRECTIONS

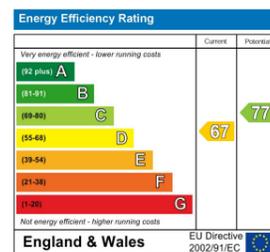
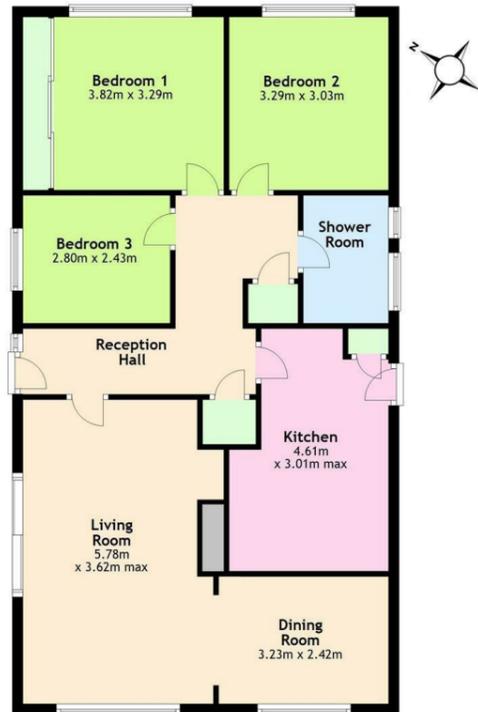
From our Chepstow office proceed up Moor Street turning left onto the A48. Proceed over the Wye Bridge and take the first turning left into Tutshill. Proceed along Gloucester Road, taking the first exit at the mini roundabout, proceed down the hill taking the first exit at the next mini roundabout onto Sedbury Lane. Continue along this road turning left into Bigstone Grove where 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 D.

TENURE - FREEHOLD

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



**6 BIGSTONE GROVE, TUTSHILL, CHEPSTOW,
GLOUCESTERSHIRE, NP16 7EN**

3 **1** **2** **D**

£390,000

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 detached well-presented bungalow is situated in Bigstone Grove, a popular residential location in Tutshill. The property offers reception hall giving access to living/dining room, kitchen, shower room and three bedrooms. Outside the property benefits from a level plot with generous front and rear gardens offering a private, sunny position with off road parking and a single garage.

Being situated in Tutshill a number of facilities are close at hand to include local primary and secondary schools, well-renowned local butchers, Morrisons Daily and a Cafe, with a further range of amenities in nearby Chepstow. There are good bus, road and rail links with the A48, M48 and M4 motorway networks bringing Newport, Cardiff and Bristol all within commuting distance.

RECEPTION HALL

Half-frosted glazed front door with half-frosted glazed side panel leads into the reception hall with parquet flooring. Storage cupboard housing the boiler. Panel radiator.

SITTING ROOM

5.78m x 3.62m max (18'11" x 11'10" max)

A really spacious and light room with sliding patio doors to side and double window to the front elevation. Panel radiators. Fitted carpet to flooring. Archway through to: -

DINING ROOM

3.03m x 2.42m (9'11" x 7'11")

Formal dining space with window to front elevation. Serving hatch to kitchen. Panel radiator. Fitted carpet to flooring.

KITCHEN

4.61m x 3.01m max (15'1" x 9'10" max)

Appointed with a matching range of base and eye level storage units with ample wooden effect work surfacing over. One and a half bowl and drainer stainless steel sink unit with mixer tap. Four ring gas hob with concealed extractor over and SMEG oven beneath. Space for full height fridge/freezer, washing machine and dishwasher. Storage cupboard. Vinyl flooring. Panel radiator. Window and frosted door to side elevation.

INNER HALLWAY

With spacious cupboard and loft access point. Parquet flooring.

BEDROOM 1

3.82m x 3.29m (12'6" x 10'9")

Spacious and light double bedroom with window to rear elevation. Built-in sliding door wardrobe. Panel radiator. Fitted carpet to flooring.

BEDROOM 2

3.29m x 3.03m (10'9" x 9'11")

A double bedroom with window to rear elevation. Panel radiator. Fitted carpet to flooring.

BEDROOM 3

2.80m x 2.43m (9'2" x 7'11")

A good single or a small double with window to side elevation. Panel radiator. Fitted carpet to flooring.

SHOWER ROOM

Appointed with a three-piece suite to include low-level WC, pedestal wash-hand basin with mixer tap and tiled splashback, a step-in shower unit with electric shower over. Panel radiator. Two frosted windows to side elevation.

GARAGE

A spacious tarmac driveway offering parking for several vehicles leads to a single garage with up and over door, power and lighting, along with pedestrian door to garden.

GARDENS

To the front there is a level garden mainly laid to lawn with hedge boundary. To the rear is a spacious and private garden mainly laid to lawn with small patio area, mature fruit trees and shrubs, a vegetable patch and a greenhouse.

SERVICES

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

