



### DIRECTIONS

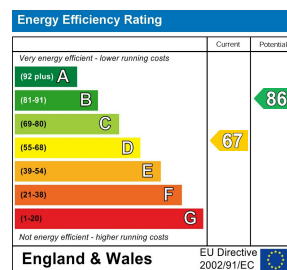
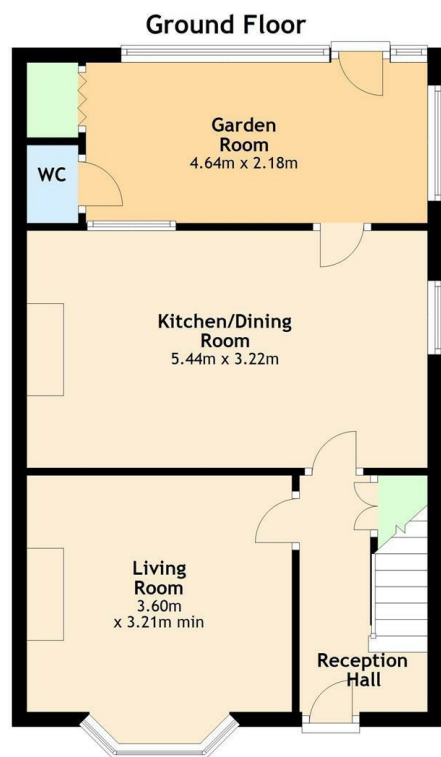
From our Chepstow office proceed up Moor Street, turning right on to the A48. Continue along this road to the roundabout taking the third exit, continue on the A48 to the next roundabout and then take the first exit heading towards Caldicot. At the following roundabout go straight over and continue on this road without deviation to the village of Rogiet. Turning left into Ifton Road, proceed along this road taking the left hand turn onto Grenville Terrace, where following the numbering you will find the property on your right.

### SERVICES

All mains services are connected to include gas central heating.  
Council tax band C.

### TENURE - FREEHOLD

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



# 1 GRENVILLE TERRACE, ROGIET, CALDICOT, MONMOUTHSHIRE, NP26 3SX

3 1 2 D

## £160,000

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.

Offered to the market with the benefit of no onward chain this early 20th century end-terrace property is situated in a very popular village location, on a quiet no through road and being within easy walking distance to the primary school and Severn Tunnel railway station. The property is in need of renovation and modernisation throughout offering prospective buyers a fantastic opportunity to create an attractive contemporary home. The current accommodation briefly comprises to the ground floor entrance hall, lounge with feature bay window and fireplace, open plan kitchen/dining room and lean-to garden room at the rear with useful storeroom and WC. To the first floor there are two good sized double bedrooms, a third single bedroom/study and a modern shower room. The property further benefits a very generous level south facing rear garden and off-street parking for one vehicle at the rear.

## GROUND FLOOR

### ENTRANCE HALL

uPVC front door leads into spacious entrance hall with staircase to the first floor. Useful built-in understairs storage cupboard.

### LOUNGE

**3.60m x 3.21m minimum (11'9" x 10'6" minimum)**

A well-proportioned reception room enjoying a feature bay window to front elevation and a feature fireplace with electric fire and tiled base.

### KITCHEN/DINING ROOM

**5.44m x 3.22m (17'10" x 10'6")**

Open plan space with kitchen area appointed with cupboards and breakfast bar. One bowl and drainer stainless steel sink unit. Window to the side elevation. Feature quarry tiled floor. Open to dining area with a window to the rear elevation and fitted inset shelving.

### GARDEN ROOM

**4.64m x 2.18m (15'2" x 7'1")**

A lean-to construction with large window and uPVC door to rear garden. Door to storage room and WC.

## FIRST FLOOR STAIRS AND LANDING

Light and airy landing area with a frosted window to the side elevation.

### BEDROOM 1

**3.45m x 3.24m (11'3" x 10'7")**

A good size double bedroom with window to the rear elevation.

### BEDROOM 2

**3.45m x 3.23m (11'3" x 10'7")**

A really good sized double bedroom with a feature original fireplace and built-in storage cupboard with inset shelving. Newly installed Glow-Worm gas combi boiler. Window to front elevation.

### BEDROOM 3

**2.03m x 1.91m (6'7" x 6'3")**

A single bedroom with fitted shelving and loft access point. Window to the front elevation.

### SHOWER ROOM

A modern neutral suite to include wash hand basin inset to vanity unit with mixer tap and tiled splashback, low-level WC and walk-in shower cubicle with PVC surround and wall mounted mains fed shower unit. Fully tiled walls. Frosted window to the side elevation.

## OUTSIDE

To the front of the property is a low-level brick wall to boundary with a range of attractive flowers and a paved pathway leading to the front entrance. Gated pedestrian access to one side leads to a generous south facing rear garden with tarmac patio area with a further paved patio area. There is also a generous level area laid to lawn with an attractive mature range of plants and flowers at the rear boundary. Useful lockable wooden shed for storage. The rear garden is fully enclosed by post and rail fencing and timber fencing.

## PARKING

Gated pedestrian access at the rear of the garden leads to private parking for at least one vehicle.

## SERVICES

All mains services are connected to include gas central heating.

