



DIRECTIONS

From our Chepstow office proceed to Tesco, bearing right just past Tesco into Station Road, then first left onto School Hill, taking the second left into River View. Continue to the very end of the cul-de-sac where you will find this property on the right.

SERVICES

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

TENURE - FREEHOLD

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



14 RIVER VIEW, CHEPSTOW, MONMOUTHSHIRE, NP16 5AX



£270,000

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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 attractive well-appointed, updated mid-link property, located in the sought after Riverview development, itself nestled in the centre of Chepstow, yet enjoying peace and tranquillity within walking distance of Marks and Spencer's, Tesco's, the bus station, and railway station. The layout briefly comprises to the ground floor open plan living room and dining room, updated kitchen and a large conservatory. To the first floor there are three bedrooms and a modern family bathroom. The property further benefits from courtyard gardens to the front and rear elevations with off road parking to the front.

Properties in this cul-de-sac rarely come onto the market and we therefore recommend an early enquiry.

GROUND FLOOR

ENTRANCE HALL

Door to front elevation. Stairs to first floor. Door to:-

LIVING ROOM

4.54m x 4.43m maximum (14'10" x 14'6" maximum)

A spacious reception room with window to front elevation. Wood effect flooring. Archway through to:-

DINING ROOM

3.11m x 2.65m (10'2" x 8'8")

Wood effect flooring. Door to kitchen and French doors leading to:-

CONSERVATORY

4.07m x 2.64m (13'4" x 8'7")

uPVC construction. Laminate flooring. Fully glazed with French doors to the garden.

KITCHEN

3.09m x 1.85m (10'1" x 6'0")

Updated to provide a good range of base and eye level units to include integral oven and hob and inset single bowl stainless steel sink unit with mixer tap. Space and plumbing for washing machine. Tiled floor and tiled splashbacks. Window to rear elevation.

FIRST FLOOR STAIRS AND LANDING

Built-in cupboard.

PRINCIPAL BEDROOM

3.84m x 2.66m maximum (12'7" x 8'8" maximum)

A spacious double bedroom with window to the front elevation. Built-in wardrobes and airing cupboard. Wood effect flooring.

BEDROOM 2

2.77m x 2.26m (9'1" x 7'4")

Window to rear elevation.

BEDROOM 3

2.28m x 2.20m maximum (7'5" x 7'2" maximum)

Window to rear elevation. Wood effect flooring.

FAMILY BATHROOM

Updated comprising a white three piece suite to include panelled bath with a shower over and glazed shower screen, low level WC and wash hand basin with vanity unit below. Fully tiled walls. Wood effect flooring.

OUTSIDE

To the front a forecourt garden with one allocated parking space with a further parking space to the rear. The rear garden is fully enclosed and terraced with patio area and large summer house. Rear pedestrian access.

SERVICES

All mains services are connected to include gas central heating.

