## DIRECTIONS

From Chepstow town centre proceed through the Archway straight to the top of Moor Street, turning left onto the A48 and continue down the hill. At the first set of traffic lights turn right, passing Tesco on your left-hand side, take the next left turn and follow the road into the Brunel Quarter development. Proceed along Mabey Drive taking the first left turn into Princess Way, then right into Finches Close where you will find the property on the right.

## TENURE - FREEHOLD

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




For Illustration Purposes only

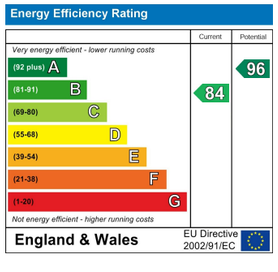
The floor plan provided is for general information and illustrative purposes only.
Any areas, measurements or distances are approximate and should not be relies upon as exact representations, should not be used to value a property or the basis of any sale or let.

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.







MOON&CO

# 23 FINCHES CLOSE, CHEPSTOW, MONMOUTHSHIRE, NP16 5UX

3 2 1 B

## £350,000

Sales: 01291 629292
E: sales@thinkmoon.co.uk

Situated in an attractive position within this modern and exciting new residential development in the heart of Chepstow town centre, this detached property offers well-planned and practical living accommodation that will no doubt suit a variety of markets to include first time buyers, professional couples, young families or indeed the retired market seeking convenience and low maintenance.

Finished to a particularly high standard throughout the accommodation briefly comprises to the ground floor: a welcoming entrance hall, useful WC/cloakroom, well-proportioned lounge and a superb open plan kitchen/dining room with French doors to the rear gardens. To the first floor is a principal bedroom with built-in wardrobe and en-suite shower room along with a further two bedrooms and a family bathroom. Further benefits include private driveway parking for three vehicles and a level low-maintenance south facing rear garden. You are within walking distance to the picturesque river Wye with its range of bars and restaurants as well as Chepstow train and bus stations, schooling and a range of shops and amenities. The property is also within easy reach of the motorway network perfect for the everyday commuter. We would therefore recommend arranging an internal viewing to appreciate all this property has to offer.

## GROUND FLOOR

### ENTRANCE HALL
Composite door with stained glass panel leads through to a welcoming entrance hall. Stairs to the first floor landing.

### CLOAKROOM/WC
With low-level WC and corner pedestal wash hand basin with mixer tap and tile splashback. Part-panelling to walls.

### LOUNGE
**3.50 x 4.94m (11'5" x 16'2")**
A very well proportioned formal reception room offering plenty of space for living and indeed a potential home working area at the front. Large window overlooking open green. Feature half-panelling to two of the walls.

### KITCHEN/DINING ROOM
**4.62m x 3.22m (15'1" x 10'6")**
Sizeable open plan space with kitchen area appointed with a matching range of base and eye-level storage units with ample laminate work surfacing over and upstand. One bowl and drainer stainless steel sink unit with mixer tap. Four ring gas hob with extractor hood over and oven below. Integrated fridge/freezer and slimline dishwasher. Space and plumbing for washing machine. Built-in under stairs storage cupboard. Plenty of space for dining table and chairs. Window and French doors to rear garden.

### FIRST FLOOR STAIRS AND LANDING
With loft hatch to a fully boarded loft area and useful over stairs built-in storage cupboard.

### BEDROOM 1
**2.61m x 4.12m (8'6" x 13'6")**
Spacious double bedroom with feature panelling to one wall and window to front elevation. Built-in wardrobe. Access to: -

### EN-SUITE SHOWER ROOM
Appointed with a three-piece suite to include low-level WC, pedestal wash hand basin with mixer tap and double width walk-in shower cubicle with tiled surround and mains fed shower unit. Window to the side elevation.

### BEDROOM 2
**2.62m x 3.08m (8'7" x 10'1")**
A double bedroom with window to rear elevation.

### BEDROOM 3
**1.91m x 2.67m (6'3" x 8'9")**
A single bedroom currently utilised as a sitting/TV room. Window to front elevation.

### FAMILY BATHROOM
Comprising a three-piece suite to include panelled bath with taps and tile surround, low-level WC and pedestal wash hand basin with mixer tap and tile splashback. Frosted window to the rear elevation.

### GARDENS
The front of the property is approached via a block paved pedestrian pathway leading to front entrance. To the rear is a south facing low-maintenance garden laid to lawn and fully enclosed by timber fencing to all sides. Gated pedestrian access to: -

### PARKING
Allocated parking for three vehicles to the side of the property. EV charging point.

### SERVICES
All mains services are connected to include mains gas central heating.
Council tax band F.





