

H & H

HOUSE & HOME
PROPERTY AGENTS



9 Lower Church Street

Chepstow, NP16 5HJ

No onward chain £329,950



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Description

This is a lovely example of a late Georgian Grade II listed townhouse, spanning three stories and nestled in a picturesque area near the delightful market town of Chepstow. The property, which requires some modern updates, presents an exciting opportunity for potential buyers to personalise it to their own taste. The layout includes a living room featuring a wrought iron wood burner, a dining room, and a kitchen with a vaulted ceiling on the ground floor. A charming staircase from the dining area leads to the first floor, where you'll find the first bedroom and a spacious bathroom. The second floor hosts two generous bedrooms. Outside, there is a lovely enclosed garden at the rear. While there is no designated off-street parking, residents can apply for a parking permit through the local authority to obtain on-street parking.

The property is situated in the old centre of the medieval market town of Chepstow. Chepstow itself is described as the gateway to the Wye Valley, which is a designated area of outstanding natural beauty. There are many outdoors pursuits to be had nearby to include many world famous walks and the Forest of Dean is also a short distance away. The town itself has many cafes, bars, bistros and restaurants plus many independently owned stores. There are good junior and comprehensive schools in the area and Chepstow has excellent commuter links via bus and rail with the A48, M4, M48 and M5 networks bringing Newport, Cardiff, Bristol, Gloucester and Cheltenham within commuting distance.

Living Room

12 max to recess x 11 (3.66m max to recess x 3.35m)
Approached via glazed and wooden door. Wrought iron wood burner. Wooden floor boards. Panelled radiator. Sash window to front elevation. Open to inner hallway.

Inner Hallway

Understairs storage. Wooden floor boards. Open to dining room.

Dining Room

11'11 x 11 (3.63m x 3.35m)
Living flame gas fire with back boiler supplying domestic hot water and central heating. Wooden floor boards. Panelled radiator. Door and turn stairs to first floor landing. Open to kitchen.

Kitchen

13 x 7'05 (3.96m x 2.26m)
Vaulted ceiling with exposed wooden beams. Fitted with a matching range of wooden fronted base and eye level storage units all with granite effect work surfaces. Range cooker large fan assisted electric oven and five ring gas hob (available by separate negotiation) Stainless steel splash back and extractor and lighting over. Space for upright fridge freezer. Plumbing and space for dishwasher and washing machine. Panelled radiator. Windows to side and rear elevations. Glazed and panelled door to rear garden.

First Floor Stairs and Landing

Panelled radiator. Turn stairs to first floor landing. Doors off.

Tel: 01291 418418

Bedroom One

14 max to recess x 11 (4.27m max to recess x 3.35m)
Panelled radiator. Sash window to front elevation.

Bathroom

11'02 max to recess x 11 (3.40m max to recess x 3.35m)
Four piece bathroom comprising low level W.C. Pedestal wash hand basin. Bath with chrome mixer tap and shower attachment over. Part tiling to walls. Wood effect flooring. Panelled radiator. Sash window to rear elevation.

Second Floor Stairs and Landing

Access to loft inspection point. Panelled radiator. Doors off.

Bedroom Two

14'06 max to recess x 11 (4.42m max to recess x 3.35m)
Panelled radiator. Sash window to front elevation.

Bedroom Three

14'02 max x 11 (4.32m max x 3.35m)
Built in cabin bed with useful storage cupboards. Panelled radiator. Sash window to rear elevation.

Garden

Low maintenance rear garden with pergola outside tap. Useful storage shed and wood store. Walls to side boundaries.

Parking

While there is no designated off-street parking, residents can apply for a residents parking permit (one residents permit per household) through the local authority.

Material Information

Council Tax Band - E

Tenure - Freehold

Mains gas. Mains electricity. Mains water. Mains drainage.

Construction Type -We are informed the property is standard construction.

Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.org.uk/>



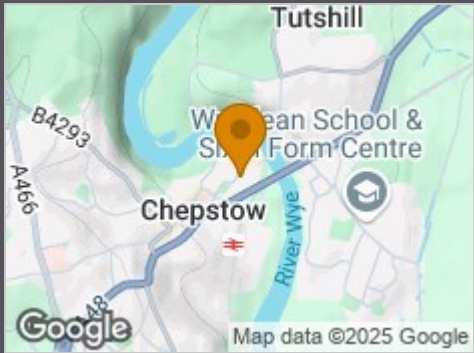
Road Map



Hybrid Map



Terrain Map



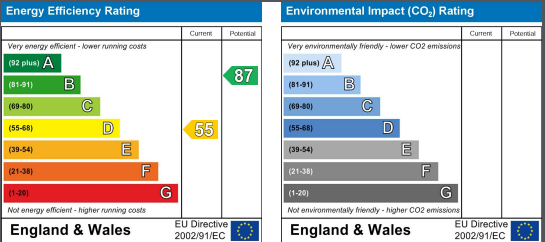
Floor Plan



Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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