

H & H

HOUSE & HOME
PROPERTY AGENTS



9 Lower Church Street

Chepstow, NP16 5HJ

No onward chain £309,950



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Description

CHARMING LATE GEORGIAN GRADE II LISTED TOWNHOUSE. RARE OPPORTUNITY IN THE HEART OF HISTORIC CHEPSTOW

Nestled in the enchanting old quarter of the medieval market town of Chepstow, this beautiful three-storey Grade II listed townhouse combines timeless Georgian elegance with the potential to create your dream home. Full of character and original features, this is an exciting chance for buyers to modernise and personalise to their own taste. The property is offered without an onward chain, making it an ideal choice for those looking to move without delay.

The property boasts a welcoming living room with a wrought iron wood burner, a separate dining room leading to a kitchen with an impressive vaulted ceiling, and a delightful staircase leading to spacious, light-filled bedrooms. Outside, an enclosed rear garden offers a peaceful retreat, while residents can easily apply for a residents parking permit for convenient on-street parking.

Chepstow is famed as the gateway to the breathtaking Wye Valley, an Area of Outstanding Natural Beauty. Offering endless outdoor pursuits, world-class walking routes, and easy access to the Forest of Dean. The town itself is brimming with independent shops, charming cafés, bistros, and restaurants, as well as excellent schooling and superb commuter links to Cardiff, Bristol, Gloucester, and beyond.

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.

Bedroom One

14 max to recess x 11 (4.27m max to recess x 3.35m)

Panelled radiator. Sash window to front elevation.

Tel: 01291 418418

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/>



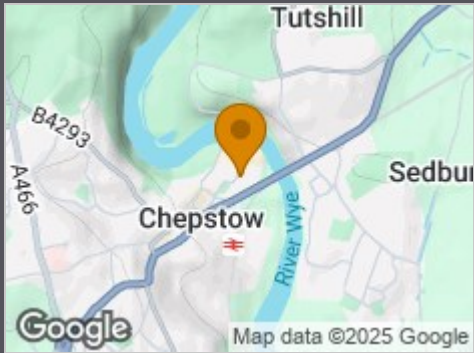
Road Map



Hybrid Map



Terrain Map



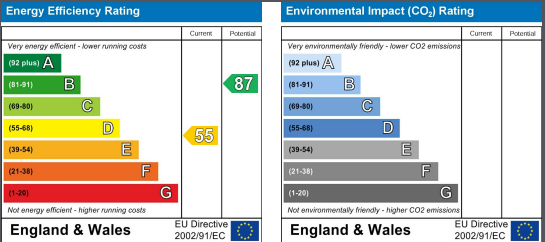
Floor Plan



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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