



DIRECTIONS

From our Chepstow office, proceed on foot down to Bridge Street, where you will find the property on your left hand side.

SERVICES

All mains services are connected to include gas central heating.

2021/2022 Council Tax Band E.

TENURE - FREEHOLD

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



**41 BRIDGE STREET, CHEPSTOW,
MONMOUTHSHIRE, NP16 5EY**



ASKING PRICE £325,000

Sales: 01291 629292

E: sales@thinkmoon.co.uk

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. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and finishes.

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 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 regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

41 Bridge Street comprises a charming three storey mid-terrace Georgian Townhouse, benefitting from a Grade II Listed status and located in the heart of the historic town of Chepstow, thus giving excellent access to local schools, shops and other amenities as well as the pretty river bank of the town itself. A particular feature of the property is the back drop of Chepstow's historic castle, along with views along the Lower Wye Valley.

LOWER GROUND FLOOR

ENTRANCE DOOR

To entrance lobby.

LIVING ROOM

Bay window to front elevation. Fully ceramic tiled flooring. Period fireplace.

KITCHEN/DINING ROOM

With spacious dining area with tiled flooring, also with door giving access to the cellar. The kitchen benefits from a good range of base and eye level storage with ample work surfacing over. Inset two bowl sink and drainer unit. Space for low level fridge and freezer as well as space for dishwasher. Four ring gas hob with extractor over. Eye level double oven. Window to rear elevation with attractive views. There is also a rear lobby with door to garden.

CELLAR

Approached either via rear garden or steps from the kitchen. Large barrel vaulted cellar with utility area and door to the rear. Offering potential for further development and use subject to necessary building consent.

FIRST FLOOR STAIRS AND LANDING

BEDROOM/SITTING ROOM

Window to front elevation. Feature fireplace.

BEDROOM 4

With window to rear elevation.

BATHROOM

Appointed with a four piece suite comprising a panelled bath, low level WC and wash hand basin, along with bidet. Tiled splash backs. Window to rear elevation.

SECOND FLOOR STAIRS AND LANDING

BEDROOM 3

With window to front elevation.

BEDROOM 1

With window to rear elevation with fabulous views of Chepstow Castle. Extensive range of built-in wardrobes.

EN-SUITE SHOWER ROOM

Appointed with a three piece suite comprising step-in shower cubicle, low level WC and wash hand basin.

OUTSIDE

GARDENS

To the rear, a pleasant decked area gives commanding views of both Chepstow's historic castle and the Lower Wye Valley with lower garden area with useful stone built garden store shed.

SERVICES

All mains services are connected, to include mains gas central heating.

