



DIRECTIONS

From Chepstow town centre proceed down the High Street onto the one-way system. Continuing down, at the traffic lights bear right, as the road bears around to the right, continue along St Ann Street, turning right into Lower Church Street following the road to the top, turning left into Myrtle Place where you will find the property on your right-hand side.

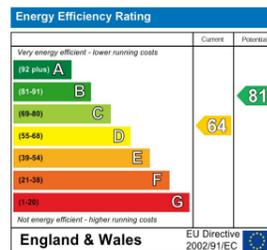
SERVICES

All mains services are connected to include gas central heating.

Council Tax Band C.

TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 751 sq ft (69.7 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan, we do not accept any liability for errors or omissions. Room and plot plan forms are approximate and not intended to be used as such by any prospective purchaser. The services, appliances and equipment shown have not been tested and no guarantee as to their operation or efficiency can be given.
MOON & CO. (2024)

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.



**1 MYRTLE PLACE, CHEPSTOW, MONMOUTHSHIRE,
NP16 5HW**



£219,950

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

Offered to the market with the benefit of no onward chain, 1 Myrtle Place comprises a two-bedroom cottage situated in this sought-after location within the heart of Chepstow Town. The accommodation briefly comprises of entrance hall, open plan living/dining room, kitchen and bathroom to the ground floor with two double bedrooms to the first floor. There is also a small courtyard at the rear. The property would benefit from some modernisation and would ideally suit a range of people to include first time buyers, couples or investment buyers.

Being situated in Chepstow town centre, a wide range of amenities are within walking distance to include bars, pubs and restaurants as well as a variety of shops and supermarkets. There are both primary and secondary schooling, doctors and dentists within walking distance. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.

GROUND FLOOR

ENTRANCE HALL

Accessed via front uPVC entrance door. Stairs to first floor. Door to: -

LIVING/DINING ROOM

4.22m x 6.72m maximum (13'10" x 22'0" maximum)

A spacious reception room with window to front and frosted window into the kitchen.

KITCHEN

4.22m x 3.33m (13'10" x 10'11")

Appointed with a matching range of fitted base and eye level storage units with laminate worktop and tiled splash backs. Inset one bowl and drainer sink unit with mixer tap. Space for microwave, washing machine and undercounter fridge. Two windows to the rear elevation and a Velux roof light. Door to courtyard.

BATHROOM

In need of modernisation but of a good size and comprises a three piece suite to include panelled bath with shower unit over, low level WC and wash hand basin inset to vanity unit. Fully tiled walls and tile effect vinyl flooring. Window to the front elevation.

FIRST FLOOR STAIRS AND LANDING

Providing access to both bedrooms.

BEDROOM 1

4.22m x 3.84m (13'10" x 12'7")

A double bedroom with window to rear elevation. Built-in wardrobe. Loft access point.

BEDROOM 2

4.22m x 2.87m (13'10" x 9'5")

A second double bedroom with a window to front elevation.

OUTSIDE

The property is accessed by a private road serving just a handful of properties. At the rear there is a small courtyard area laid to tarmac.

SERVICES

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

