



## DIRECTIONS

From our Chepstow office proceed up Welsh Street past the turning to St. Kingsmark Avenue on your left, where you will find Marlborough House on your left-hand side.

## SERVICES

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

**TENURE - FREEHOLD**

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



TOTAL FLOOR AREA : 2087 sq.ft. (193.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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## DISCLAIMER

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.



**MARLBOROUGH HOUSE, WELSH STREET,  
CHEPSTOW, MONMOUTHSHIRE, NP16 5LR**



**£430,000**

**Sales: 01291 629292**  
**E: [sales@thinkmoon.co.uk](mailto:sales@thinkmoon.co.uk)**



This property comprises a detached Georgian townhouse, built over three floors, occupying a convenient and prominent position on Welsh Street, Chepstow. A level walk to the town centre with attractive views to the front across the Castle and towards the Lower Wye Valley.

For many years the property has been utilised as an office building but the vendors have obtained planning consent for conversion to three apartments, although one could also seriously consider converting back to an elegant and spacious property, as it was originally designed. Marlborough House benefits from its own courtyard garden along with seven parking spaces.

**UPPER GROUND FLOOR**

**ENTRANCE HALL**

With window to side. Stairs to first floor.

**LIVING ROOM/BOARD ROOM**

**5.79m x 3.96m (19' x 13')**

With two windows to front elevation.

**OFFICE**

**4.01m' x 2.46m (13'2' x 8'1")**

With window to rear elevation.

**OFFICE**

**3.99m x 3.10m (13'1" x 10'2")**

With window to rear elevation.

**LOWER GROUND FLOOR**

A spacious and light lower ground floor giving access to: -

**OFFICE**

**3.96m x 3.28m (13' x 10'9")**

With window to front elevation.

**OFFICE**

**3.96m x 3.35m (13' x 11')**

With window to rear elevation.

**KITCHEN**

**3.96m x 2.08m (13' x 6'10")**

Currently appointed with base level cupboards with inset one bowl and drainer sink unit with mixer tap. Also housing boiler. Window and door to rear.

**TWO CLOAKROOMS/WC**

**CELLAR STORE AREA**

With useful storage space

**FIRST FLOOR STAIRS AND LANDING**

With staircase from the main hallway leading to a half landing, giving access to Cloakroom/WC.

Upper floor giving access to further three offices/bedrooms.

**OFFICE/BEDROOM**

**5.79m x 3.96m (19' x 13')**

Attractive room with windows to front elevation offering views of the Castle and beyond.

**OFFICE/BEDROOM**

**4.01m x 2.46m (13'2" x 8'1")**

With window to rear elevation.

**OFFICE/BEDROOM**

**3.96m x 3.10m (13' x 10'2")**

With window to rear elevation.

**OUTSIDE**

To the rear a useful paved courtyard, terraced garden area along with detached storeroom. Four of the seven parking spaces are immediately behind the garden area with additional three further parking spaces in the main car park.

**SERVICES**

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

**AGENTS NOTE**

Formerly a residential dwelling, currently used as offices, but offers potential to convert back to a house, or apartments, subject to planning consent.

