



DIRECTIONS

From our Chepstow office follow the road down on foot where you will find 42 Bridge Street on your left hand side.

SERVICES

All mains services are connected. Please note there is no central heating in the property.

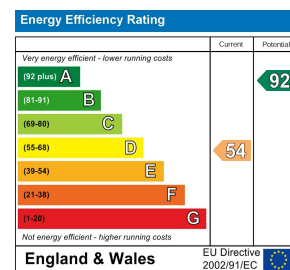
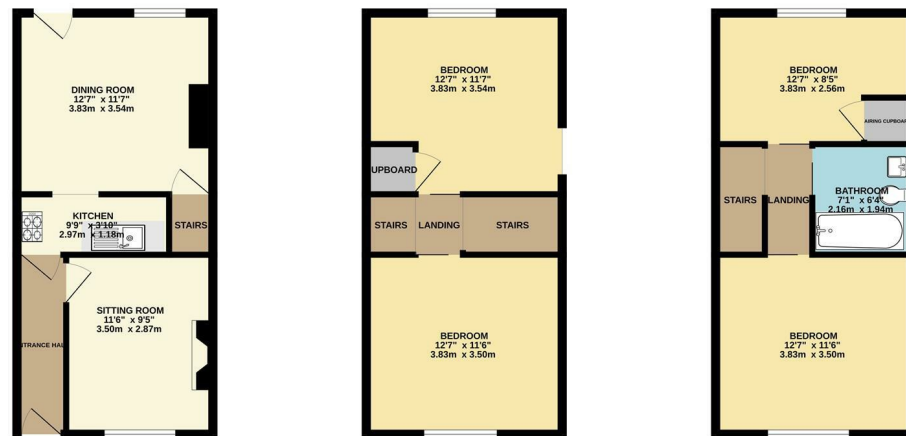
Council Tax Band E

TENURE - FREEHOLD

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



GROUND FLOOR: 329 sq ft (30.6 sq m) approx.
1ST FLOOR: 339 sq ft (31.3 sq m) approx.
2ND FLOOR: 339 sq ft (31.3 sq m) approx.



TOTAL FLOOR AREA: 1006 sq ft (93.5 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 as to their operability or efficiency can be given.
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**42 BRIDGE STREET, CHEPSTOW,
MONMOUTHSHIRE, NP16 5EY**



£299,950

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. 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.

Offered to the market for the first time in over 60 years and with the benefit of no onward chain, 42 Bridge Street, an attractive Grade II Listed Georgian townhouse, situated in this prime sought-after location within the heart of historic Chepstow. The deceptively spacious living accommodation comprises to the ground floor - entrance hall, lounge, galley style kitchen and a dining room, to the first floor there are two double bedrooms and on the second floor there are two additional double bedrooms and the family bathroom. Further benefits include a sizeable cellar, low-maintenance courtyard garden and breath taking, uninterrupted views over Chepstow castle at the rear.

Being situated in Chepstow local facilities include primary and secondary schools, shops, pubs, and restaurants as well as doctor and dental surgeries, all within a short distance. There are good bus, road, and rail links with A48, M4 and M48 motorway networks, bringing Bristol, Cardiff and Newport all within commuting distance.

GROUND FLOOR

ENTRANCE HALL

Providing access into the lounge and separate door into the galley kitchen.

LOUNGE

3.50m x 2.87m (11'5" x 9'4")

A versatile reception room with gas fire and window to the front elevation.

GALLEY KITCHEN

2.97m x 1.18m (9'8" x 3'10")

Comprising a free-standing cooker, fitted base unit with sink and drainer. Access into the dining room and steps leading down to the cellar.

DINING ROOM

3.83m x 3.54m (12'6" x 11'7")

A generous reception room with gas fire, window to the rear elevation enjoying breathtaking views over the castle. Door leading out and down to the rear garden. Staircase leads to the first floor.

FIRST FLOOR STAIRS AND LANDING

Providing access to both bedrooms, staircase leading up to second floor.

BEDROOM 1

3.83m x 3.50m (12'6" x 11'5")

A versatile room as either a double bedroom or indeed a formal reception room. Window to front elevation.

BEDROOM 2

3.83m x 3.54m (12'6" x 11'7")

A double bedroom with window to the rear elevation enjoying attractive views over the garden, Chepstow castle and beyond.

SECOND FLOOR STAIRS AND LANDING

Giving access to bedrooms and bathroom.

BEDROOM 3

3.83m x 3.50m (12'6" x 11'5")

A generous bedroom with window to front elevation and loft access.

BEDROOM 4

3.83m x 2.55m (12'6" x 8'4")

A fourth double bedroom with window to rear elevation, again, enjoying views over the castle.

FAMILY BATHROOM

A fitted suite to include panelled bath, low level WC and wash hand basin inset to vanity unit. Part-tiled walls and roof light.

CELLAR

A sizeable cellar giving the opportunity to develop if required. Door to rear garden.

OUTSIDE

The property enjoys a low-maintenance garden to the rear, mainly comprising a patio area providing a perfect area to dine, relax and entertain whilst enjoying uninterrupted views towards Chepstow castle. The garden is fully enclosed by stone walls.

SERVICES

All mains services are connected. Please note there is no central heating in the property.

