



DIRECTIONS

From our Chepstow office proceed on foot down the High Street and then down St. Mary's Street, at the bottom of St. Mary's Street turn right onto Upper Church Street and at the next road crossing turn left onto Lower Church Street. Proceed down this road where you will see the property in front of you as the road takes right turning.

SERVICES

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

Council Tax Band C.

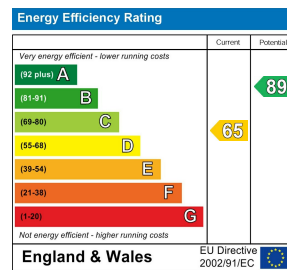
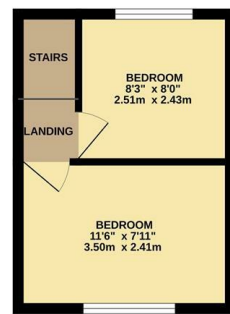
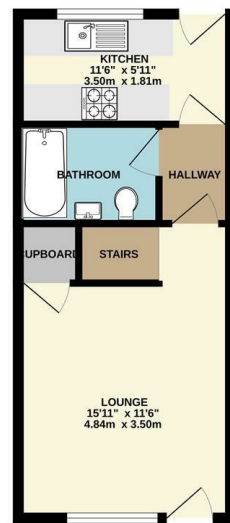
TENURE - FREEHOLD

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



GROUND FLOOR
313 sq.ft. (29.0 sq.m.) approx.

1ST FLOOR
183 sq.ft. (17.0 sq.m.) approx.



TOTAL FLOOR AREA: 496 sq.ft. (46.0 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor area measurements, the measurements are approximate and should not be relied upon for any legal purpose or for any other purpose. The purchaser is advised to verify the measurements by their own surveyor. The purchaser is advised to verify the measurements by their own surveyor. The purchaser is advised to verify the measurements by their own surveyor.

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.



9 CHURCH ROAD, CHEPSTOW, MONMOUTHSHIRE, NP16 5HP



£230,000

Sales: 01291 629292

E: sales@thinkmoon.co.uk

This two-bedroom end terrace cottage is situated in a most sought-after town location within walking distance to the picturesque River Wye and an extensive range of amenities yet retaining excellent access to the M48/ M4 Motorways. The accommodation briefly comprises to the ground floor; a generous lounge with feature wood burner, fully fitted kitchen and modern bathroom, whilst to the first floor there are two bedrooms. Further benefits include a communal garden area to the rear, modern gas combination boiler and uPVC double glazing throughout.

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

LOUNGE

4.85m x 3.51m (15'11" x 11'6")

uPVC front door and window to the front elevation. Feature freestanding wood burner. Understairs store cupboard housing combination boiler. Stairs to first floor and door to -

INNER HALL

Providing access to both the bathroom and kitchen.

BATHROOM

Comprising a modern suite to include P-shape panelled bath with mains fed shower over, low level WC and wash hand basin inset to vanity unit. Tiled walls.

KITCHEN

3.51m x 1.80m (11'6" x 5'11")

Appointed with a range of fitted eye and base level units with laminate worktop and tiled splash back. Inset stainless steel one bowl and drainer sink unit with mixer tap. Integrated electric four ring gas hob with extractor hood over and oven/grill below. Space for washing machine and fridge freezer. Tiled floor. Window and door leading out to the rear.

FIRST FLOOR STAIRS AND LANDING

Providing access to both bedrooms.

BEDROOM 1

3.51m x 2.41m (11'6" x 7'11")

Window to the front aspect overlooking the church grounds.

BEDROOM 2

2.51m x 2.44m (8'3" x 8')

Window to the rear elevation.

OUTSIDE

At the rear of the property there are useful communal gardens providing a seating area and gate leading to a further extensive communal area, all of very low-maintenance.

SERVICES

All mains services are connected to include gas central heating.

