



DIRECTIONS

From Chepstow High Street proceed through the town arch up to the Hardwick Hill junction, turning left and immediately right into Garden City Way, proceed along Garden City Way and carry on down Hardwick Avenue where you will find Severn Crescent on your right hand side, bear right into the cul-de-sac where you will find number 68 on your left hand side.

SERVICES

All mains services are connected, to include mains gas central heating.
Council Tax Band D

TENURE - FREEHOLD

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

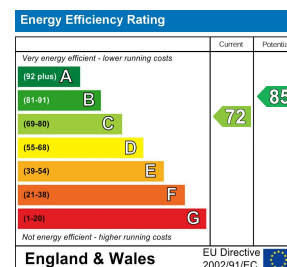
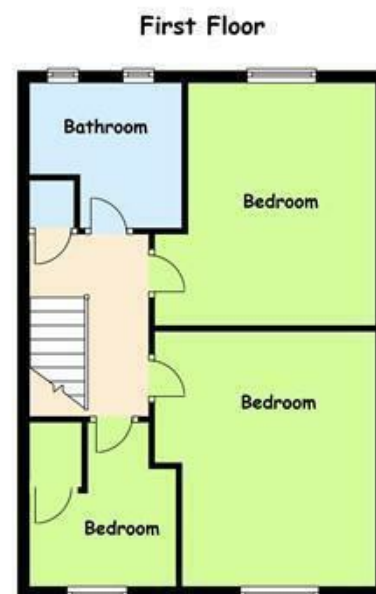
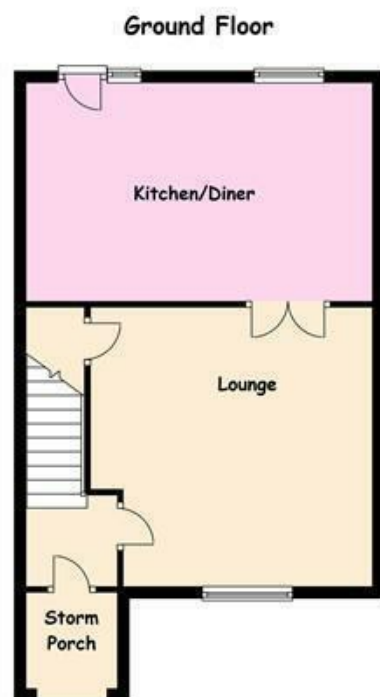


68 SEVERN CRESCENT, CHEPSTOW, MONMOUTHSHIRE, NP16 5EA

3 1 2 C

£319,950

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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 with the benefit of no onward chain, Severn Crescent comprises an immaculately presented end terrace property situated at the end of a quiet no through road within this popular residential location on the outskirts of Chepstow town centre. The well-planned living accommodation briefly comprises entrance hall, well proportioned lounge and open plan kitchen/dining room with French doors to garden to the ground floor. To the first floor two generous double bedrooms, one with fitted wardrobes, a third good sized single bedroom and spacious family bathroom. The property further benefits private driveway parking for two vehicles, low maintenance front garden and side pedestrian access leading to a good sized private rear garden. Also benefitting from garage, part of which is a store room providing a fantastic additional space, with heating and power connected.

Being situated in Chepstow a range of local amenities are close at hand and within walking distance to include, train and bus stations, primary and secondary schools, shops, pubs and restaurants, as well as doctors and dental surgeries. 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

A welcoming and spacious entrance hall with door to front elevation. Stairs to first floor.

LOUNGE

4.60m x 4.55m max measurement (15'1" x 14'11" max measurement)

A very well-proportioned reception room with window to front elevation. Feature fireplace with freestanding electric fire. Useful understairs storage cupboard. Double doors lead to:-

OPEN PLAN KITCHEN/DINING ROOM

5.54m x 3.51m (18'2" x 11'6")

A really good-sized room appointed with a range of contemporary base and wall storage units with ample work tops over. Inset sink with drainer. Integrated dishwasher and fridge/freezer. Space for freestanding cooker. Window to rear elevation. Dining area has ample space for dining table and French doors leading to the rear garden.

FIRST FLOOR STAIRS AND LANDING

Staircase leading to a spacious landing with doors to all first-floor rooms. Loft access point. Airing cupboard housing the Worcester gas combination boiler.

PRINCIPAL BEDROOM

4.01m x 3.00m (13'1" x 9'10")

A well proportioned generous double bedroom with fitted wardrobes. Window to front elevation.

BEDROOM 2

4.11m x 3.58m max measurement (13'5" x 11'8" max measurement)

Again, a generous double bedroom with window to rear elevation.

BEDROOM 3

2.41m x 2.16m max l-shaped measurement (7'10" x 7'1" max l-shaped measurement)

A good-sized single bedroom offering versatile use and could be an ideal home office. Window to the front elevation. Built-in shelving.

FAMILY BATHROOM

A spacious bathroom with modern neutral suite comprising panelled bath with taps and mains fed water fall shower over with glass shower screen, wash hand basin with mixer tap inset to vanity unit and low-level WC. Two frosted windows to the rear elevation. Part tiled walls and tiled flooring.

OUTSIDE

GARAGE/STORE ROOM

2.83m x 2.76m (9'3" x 9'0")

To the front is a useful garage divided into two sections with storage to the front with up and over door and store room at the back with double glazed French doors to the rear elevation and window to side elevation. Electric storage heating, power and light.

GARDENS

To the front is a tarmac private driveway providing off street parking for two vehicles. The front garden is of low maintenance, laid to stones with attractive rockery with a range of plants and shrubs and pathway leading to front entrance. Gated side pedestrian access leads to the rear garden. To the rear is a very private, secluded and fully enclosed garden, offering low maintenance with decking area accessed directly off the kitchen/diner, provides a perfect space for dining and entertaining. Steps leads down to a good-sized level lawn area with further newly fitted paved patio area providing additional dining/entertaining and relaxing area.

SERVICES

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

