



### DIRECTIONS

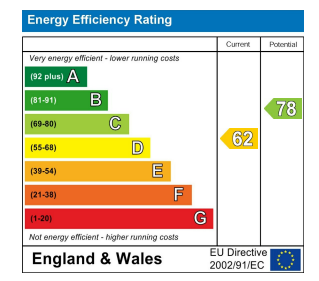
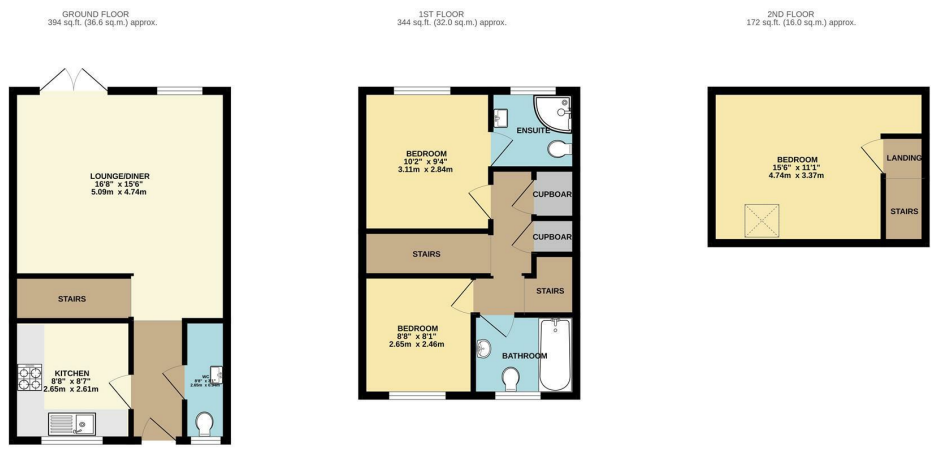
From our Chepstow office proceed along the Wye Valley Road into the village of St. Arvans, as you enter the village take the first turning on your right-hand side into the private driveway immediately before the nursery. Follow the drive around bearing to your left, carry straight on to the gravel parking area, where you will see 2 Florence Gardens on your left-hand side.

### SERVICES

Mains water, electricity and drainage. LPG gas central heating.  
Council Tax Band D

### TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 910 sq ft. (84.6 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the description contained herein, 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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## 2 FLORENCE GARDENS, ST. ARVANS, CHEPSTOW, MONMOUTHSHIRE, NP16 6DN

3 2 1

£299,950

Sales: 01291 629292  
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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.

2 Florence Gardens comprises a mid-link property occupying a pleasant position within this small, quiet cul-de-sac, located in the centre of St. Arvans, a very pretty village on the periphery of the famous Wye Valley, an area designated of outstanding natural beauty, yet enjoying excellent access to the historic town of Chepstow with its attendant range of facilities, as well as good road links from the M48, offering excellent commuting possibilities.

The property briefly comprises to the ground floor entrance hall, ground floor WC, kitchen and lounge/diner. Whilst to the first floor are two bedrooms (one en-suite) and family bathroom and to the second floor a further bedroom.

## GROUND FLOOR

### ENTRANCE HALL

Door to front elevation. Tiled flooring.

### CLOAKROOM/WC

Appointed with a two-piece suite comprising wash hand basin and low-level WC. Frosted window to front elevation. Heated towel rail. Tiled flooring.

### KITCHEN

**2.62m x 2.62m (8'7" x 8'7")**

Appointed with a range of storage units with ample work surfacing over and tiled splashbacks. Inset one bowl and drainer stainless steel sink unit. Fitted appliances to include dishwasher, four ring gas hob (LPG) with concealed extractor over and electric oven below, fridge and freezer. Window to front elevation. Tiled flooring.

### LOUNGE/DINER

**4.72m x 4.14m (15'6" x 13'7")**

A bright and airy reception room with window and French doors to rear. Stairs to first floor.

### FIRST FLOOR STAIRS AND LANDING

With over stairs storage cupboard and linen cupboard.

### BEDROOM 1

**3.05m x 2.95m (10' x 9'8")**

A double bedroom with window to rear elevation. Door to :-

### EN-SUITE SHOWER ROOM

Appointed with a three-piece suite comprising step-in shower cubicle, low level WC and wash hand basin. Part-tiled walls and tiled flooring. Window to rear elevation.

### BEDROOM 2

**2.64m x 2.44m (8'8" x 8')**

A single bedroom with window to front elevation.

### BATHROOM

Appointed with a three-piece suite comprising panelled bath with shower mixer, low level WC and wash hand basin. Part-tiled walls and tiled flooring. Frosted window to front elevation.

### SECOND FLOOR STAIRS AND LANDING

### BEDROOM 3

**3.35m x 3.30m (11' x 10'10")**

A useful additional room which could be used either as a third bedroom or home office with Velux sky light.

### OUTSIDE

### GARDENS

The property has a small courtyard garden to the rear. To the front communal parking with space for one vehicle.

### SERVICES

Mains water, electricity and drainage. LPG gas central heating.

