



DIRECTIONS

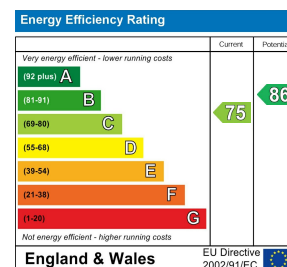
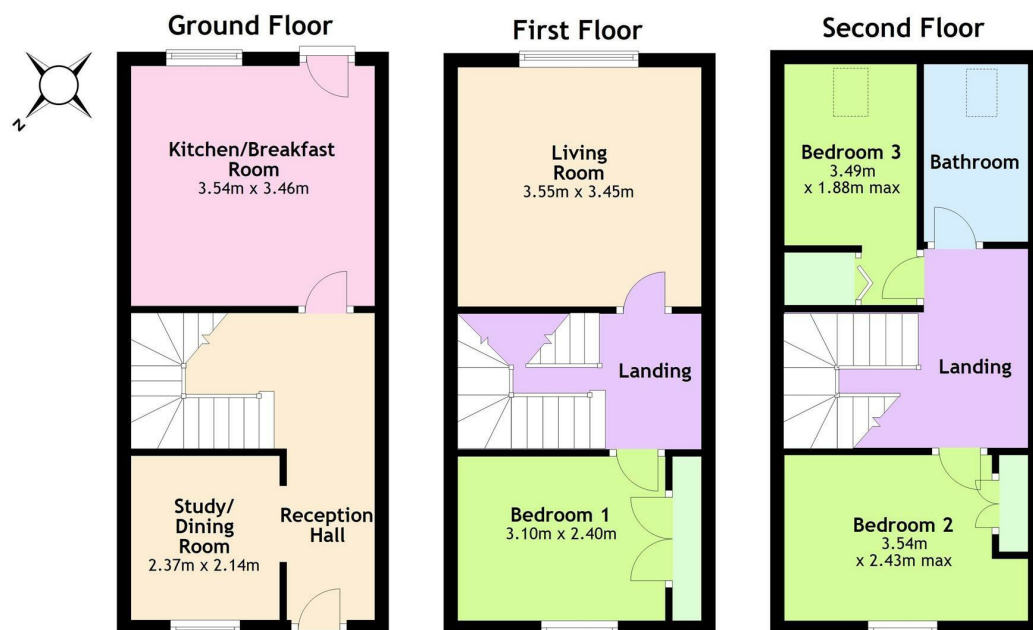
From Chepstow town centre proceed up Moor Street, turning left onto the A48. Proceed to the traffic lights turning right prior to Tesco Supermarket. Take the first right hand turn and then first left proceeding up School Hill. Take the first left into Beaufort Place following the numbering you will find the property.

SERVICES

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

TENURE - FREEHOLD

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



**10 BEAUFORT PLACE, CHEPSTOW,
MONMOUTHSHIRE, NP16 5PE**

3 1 2 C

£280,000

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.

Beaufort Place comprises a mid-link three storey town house located in a secluded yet convenient cul-de-sac in the heart of Chepstow, thus being close to local schools, shops as well as the railway and bus stations.

This quiet enclave is very sought after with a stylish mix of individual properties. Number 10 is particularly well appointed and well worthy of viewing. The property briefly comprises to the ground floor, entrance hall, study/home office area and kitchen, to the first floor living room and bedroom and to the top floor two further bedrooms and a bathroom.

GROUND FLOOR

ENTRANCE HALL

With door and window to front elevation. Stairs to first floor. Understairs storage cupboard. Oak wood flooring. Archway to :-

STUDY/HOME OFFICE

2.64m x 2.36m (8'8" x 7'9")

A versatile room with window to front elevation. Oak wood flooring.

KITCHEN

3.53m x 3.45m (11'7" x 11'4")

Appointed with a range of matching base and eye level storage units with ample work surfacing over. Wall mounted gas fired boiler providing domestic hot water and central heating. Inset single drainer sink unit. Built-in Range cooker with extractor hood over and dishwasher. Spaces for fridge, freezer and washing machine. Window and door to rear garden.

FIRST FLOOR STAIRS AND LANDING

With access to both first floor rooms and stairs to second floor.

LIVING ROOM

3.53m x 3.45m (11'7" x 11'4")

With window to rear garden.

BEDROOM 2

3.10m x 2.44m (10'2" x 8')

A double bedroom with window to front elevation. Large storage cupboard.

SECOND FLOOR STAIRS AND LANDING

Access to all second floor rooms. Loft access point.

BEDROOM 1

3.53m x 2.36m (11'7" x 7'9")

A double bedroom with built-in wardrobe. Window to front elevation with attractive views towards the Wye Valley and Chepstow Castle.

BEDROOM 3

3.48m x 1.88m maximum (11'5" x 6'2" maximum)

A good size room with Velux roof light. Airing cupboard.

BATHROOM

Updated with a stylish three-piece suite to include panelled bath with shower over, low level WC and wash hand basin. Attractive ceramic tiling to walls. Velux roof light.

OUTSIDE

The property benefits from two allocated parking spaces, along with courtyard garden to the front. The rear gardens are most pleasant, having a semi-rural feel with a woodland backdrop with a variety of trees, shrubs and flowering plants, along with substantial garden shed with power and light.

SERVICES

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

