



## DIRECTIONS

From Chepstow proceed up the High Street through the town arch continuing up Moor Street turning left onto the A48 proceeding down the hill and then taking the first right turn in to Garden City. Proceed along this road taking the first right again onto Hardwick Avenue, continue up the hill where you will find the property on the right hand side at the top.

## SERVICES

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

## TENURE - FREEHOLD

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



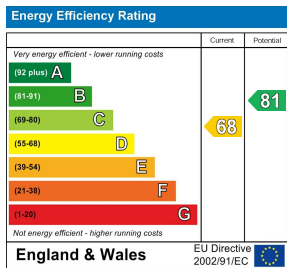
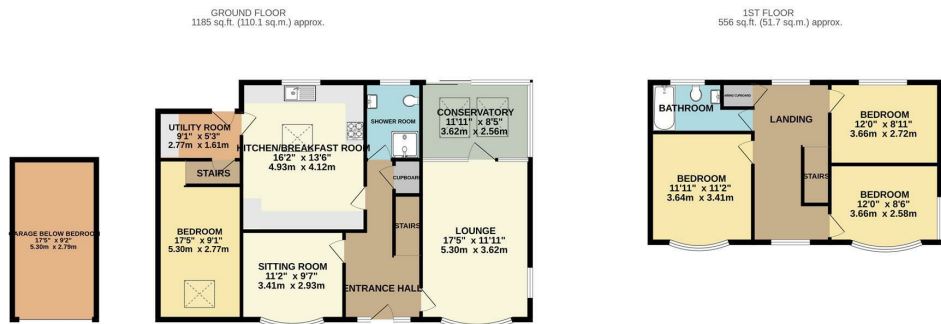
# STEPASIDE, 2 HARDWICK AVENUE, CHEPSTOW, MONMOUTHSHIRE, NP16 5DJ

4 2 2 D

£519,950

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.



Occupying a pleasant, elevated position on a no-through road, this deceptively spacious and versatile detached family home is within easy walking distance of Chepstow town centre and schools. The well-planned living accommodation briefly comprises to the ground floor; entrance hall, lounge, conservatory/garden room, study/second reception, kitchen/breakfast room, utility, fourth bedroom and a shower room. The first floor affords three double bedrooms and a family bathroom. Further benefits include a single garage with private driveway and mature gardens to the front and side, as well as a sizeable garden to the rear, perfect for everyday family living and entertaining. The property will no doubt suit a variety of markets with the added opportunity to cater for multi-generational living with a ground floor double bedroom and shower room. We would strongly recommend an internal viewing to appreciate what this property has to offer.

Situated within this popular residential area close to all local amenities as well as good Junior and Comprehensive schooling nearby. Bus and rail as well as the M48, A48 and M4 motorway networks bring Newport, Cardiff and Bristol are within commuting distance.

**GROUND FLOOR**

**ENTRANCE HALL**

Spacious and welcoming entrance hall with door to front elevation. Understairs recess and storage cupboard. Stairs to first floor. Wood flooring.

**LOUNGE**

**5.31m x 3.63m (17'5" x 11'11")**

Light and airy reception room enjoying a double aspect with feature bay window to front affording attractive views and window to side elevation. Fireplace with inset wood burner, slate hearth and wood lintel. Wood flooring. Door to: -

**CONSERVATORY**

**3.63m x 2.57m (11'11" x 8'5")**

With sliding doors and windows to garden, rooflight providing plenty of natural light. Slate flooring. Affording a fantastic versatile additional reception space.

**SITTING ROOM/DINING ROOM/HOME OFFICE**

**3.40m x 2.92m (11'2" x 9'7")**

A versatile room with bay window to front elevation. Currently utilised as a home office but could be used as a formal dining room or a second sitting room. Wood flooring.

**KITCHEN/BREAKFAST ROOM**

**4.93m x 4.11m (16'2" x 13'6")**

A great sociable room, appointed with a matching range of base units and full height cupboards with ample laminate worktop over and tiled splashbacks. Breakfast island. Inset one and a half bowl and drainer sink unit with mixer tap. Space for dishwasher and fridge/freezer. Range cooker with extractor over (to remain). Velux rooflight and window overlooking the rear gardens. Door to: -

**UTILITY ROOM**

**2.77m x 1.60m (9'1" x 5'3")**

A very useful room adjacent to the kitchen, affording fitted wall mounted cupboards and space for washing machine and tumble dryer. Door to rear garden. Door to: -

**BEDROOM 4**

**5.31m x 2.77m (17'5" x 9'1")**

With steps leading up to double bedroom with Velux rooflight.

**SHOWER ROOM**

Comprising a modern three piece suite to include step-in shower, low level WC and wash hand basin inset into storage unit with mixer tap. Heated towel rail. Part-tiled walls. Frosted window to rear elevation.

**FIRST FLOOR STAIRS AND LANDING**

A spacious landing with windows to front and rear elevations. Loft access point and airing cupboard.

**BEDROOM 1**

**3.63m x 3.40m (11'11" x 11'2")**

A great size double bedroom with bay window to front elevation with beautiful views towards River Severn and beyond.

**BEDROOM 2**

**3.66m x 0.61m (12'0" x 2'72")**

A double bedroom with window to rear elevation.

**BEDROOM 3**

**3.66m x 2.59m (12'0" x 8'6")**

A double bedroom with bay window to front and window to side elevation.

**FAMILY BATHROOM**

Appointed with a three piece suite to include panelled bath with chrome mixer tap and hand held shower attachment, low level WC and wash hand basin inset into storage unit with chrome mixer tap. Heated towel rail. Part-tiled walls. Frosted window to rear elevation.

**OUTSIDE**

**GARAGE**

A single garage with up and over door and off-road parking space in front.

**GARDENS**

The property is approached via steps and pedestrian pathway leading up to front door, the front garden benefits from lawned areas and hedge to boundary with mature trees and bushes. To the rear is a good size garden with sizeable paved patio area perfect for summer dining and entertaining. Steps leading up to a level lawn with a range of mature trees, shrubs and bushes to boundary.

**SERVICES**

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

