



DIRECTIONS

From our Chepstow office proceed up Moor Street turning left onto the A48 and taking the first right turn into Garden City, bearing left into Hardwick Avenue. Follow this road down the hill taking the second turning right into Hughes Crescent where following the numbering you will find the property on the right hand side.

SERVICES

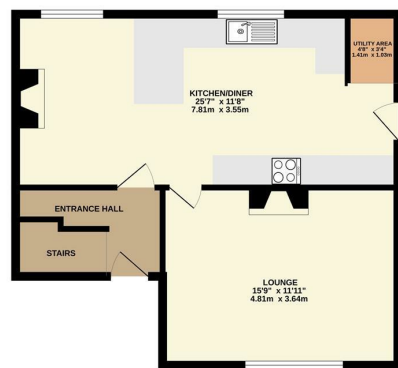
All mains services are connected, to include mains gas central heating.
Council Tax Band D.

TENURE - FREEHOLD

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



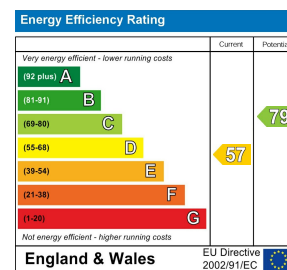
GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA: 1054 sq.ft. (97.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
Made with Netplan C2002



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3 1 1 D

£309,950

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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.

The property comprises a semi-detached period house dating from approximately 1912 and is located in the ever popular Garden City development, close to Chepstow’s town centre with its attended range of facilities as well as good road links via the M48 motorway network.

This property offers spacious accommodation, ideal for a family and offers to the ground floor, entrance hall, recently upgraded stylish kitchen open plan to dining room, rear lobby and living room. To the first floor three good size bedrooms and an updated family four piece bathroom. The rear garden benefits from lawn and terraced areas.

GROUND FLOOR

ENTRANCE HALL

Door to front elevation. Stairs off.

KITCHEN/DINING ROOM

7.80m x 3.56m (25'7" x 11'8")

Stylishly appointed with an excellent range of eye and base level storage units with solid wood work surfacing over and tiled splashbacks. Breakfast bar. Inset Belfast sink with mixer tap. Integrated dishwasher and wine cooler, space for full height fridge/freezer. Range cooker. Open plan to pleasant dining area with feature fireplace and attractive flooring. Windows to rear elevation and door to side elevation.

REAR LOBBY

1.42m x 1.02m (4'8" x 3'4")

Space for washing machine and wall-mounted gas-fired boiler.

LIVING ROOM

4.80m x 3.63m (15'9" x 11'11")

A spacious living room with window to front elevation with far-reaching views. Attractive Victorian style fireplace.

FIRST FLOOR STAIRS AND LANDING

Spacious landing giving access to the bedrooms and bathroom. Window to front elevation and built-in storage cupboard.

BEDROOM 1

4.60m x 3.63m (15'1" x 11'11")

A double bedroom with window to front elevation with far reaching views.

BEDROOM 2

3.56m x 3.00m (11'8" x 9'10")

A double bedroom with window to rear elevation.

BEDROOM 3

3.56m x 2.90m (11'8" x 9'6")

With window to side elevation.

FAMILY BATHROOM

Appointed with an updated four piece suite to include panelled bath with mixer tap and hand held shower attachment, vanity wash hand basin set over storage drawer, low-level WC and step-in corner shower unit. Half-tiled walls. Frosted window to rear elevation.

OUTSIDE

GARDENS

The property stands in mature gardens, to the front with steps up from the road leading up to the front door. To the rear a sensibly terraced garden with lawned area and high level decked area along with garden shed. Side access.

SERVICES

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

