



DIRECTIONS

From our Chepstow office proceed through the town arch onto Moor Street, continue up the hill and bear straight onto Steep Street, where you will find the property on your left.

SERVICES

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

TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 494 sq ft. (45.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplans are for general guidance only and should not be relied upon for 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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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.



**14 STEEP STREET, CHEPSTOW, MONMOUTHSHIRE,
NP16 5PJ**



£210,000

**Sales: 01291 629292
E: sales@thinkmoon.co.uk**

Offered to the market with the benefit of no onward chain this delightful Georgian Grade II listed townhouse occupies a pleasant position on a quiet residential road within a stone's throw to Chepstow town centre and will no doubt suit a variety of markets to include a first time buyer or a professional couple seeking a convenient, low maintenance property and town centre location or indeed an investment opportunity. We would strongly recommend an internal viewing to appreciate what this property has to offer.

The current living accommodation is arranged over three floors and comprises to the ground floor: a generous living/dining room with feature fireplace, a fully fitted modern kitchen and a shower room. To the first floor is the first double bedroom affording fitted wardrobes and to the second floor is a second double bedroom that offers fantastic versatile use as a further reception space or indeed study which is perfect for the everyday home worker. The property also benefits a private gated courtyard to the front and a Worcester Bosch gas combi boiler. There is on road permit parking available, approximately £60 per annum through Monmouthshire County Council.

GROUND FLOOR

LOUNGE/DINING ROOM

4.09m x 3.10m (13'5" x 10'2")

Wooden glazed entrance door leads through to a good size reception space with tiled floor, feature exposed stone fireplace with feature free standing electric fire (to remain). Spiral staircase leading to the first floor. Open archway to: -

KITCHEN

3.18m x 1.73m (10'5" x 5'8")

A modern kitchen appointed with a matching range of base and eye level storage units with ample laminate work surfacing over and tiled splashbacks. Four ring gas hob with extractor hood over and oven below. One bowl and drainer stainless steel sink unit with mixer tap. Space for washing machine and undercounter fridge (both to remain if required). Sash window to front elevation.



SHOWER ROOM

Appointed with a three-piece suite to include low-level WC, pedestal wash hand basin with chrome taps and tiled surround, walk-in shower cubicle with mains fed shower unit and tiled surround. Window to side elevation. Tiled flooring.

FIRST FLOOR STAIRS AND LANDING

Spiral staircase leads to: -

BEDROOM 1

3.40m x 3.10m (11'2" x 10'2")

A double bedroom with sash window to front elevation. Fitted wardrobe with inset shelving.

SECOND FLOOR STAIRS

Spiral staircase leads directly to: -

BEDROOM 2

4.09m x 3.10m (13'5" x 10'2")

A double bedroom with feature large sash window to front elevation. Loft access point. This bedroom offers fantastic versatility and could be utilised as a further reception space or study depending on requirements.

OUTSIDE

To the front, the wrought iron gate leads to a small courtyard. On road permit parking available, approximately £60 per annum through Monmouthshire County Council.

SERVICES

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