



## St. Ann Street, £163,000

- NO ONWARD CHAIN
- IDEAL INVESTMENT OR FIRST TIME BUY
- DOUBLE BEDROOM
- PARKING
- CLOSE TO TOWN AND RIVERSIDE WALKS
- AWAITING IMAGES, FLOORPLAN AND EPC
- EPC Rating: Awaited
- Council Tax Band: C





## About the property

Charming one bed property set in an idyllic location close to riverside walks and conveniently situated near to the town of Chepstow. An ideal investment or first time buy, this property **MUST BE VIEWED!!** Offered with **NO ONWARD CHAIN**, parking and garden. Internally this property benefits from a double bedroom, living room, kitchen and bathroom and ample storage space.

Chepstow town offers a range of shops, restaurants, schools and leisure facilities as well as excellent transport links with easy access to the Severn Bridge, M5 and M48 motorways.

Contact us **TODAY** to arrange your viewing on 01291 630876!!!

## Accommodation

### Entrance Hallway

With stairs leading to first floor accommodation

### First Floor Hallway

Spacious area with storage, doors leading to the Living area and into the kitchen, bathroom and double bedroom

### Lounge/Diner

12' 6" x 11' 11" ( 3.81m x 3.63m )  
Spacious room with space for dining. Neutrally decorated with feature panelled walls. Window to rear aspect. Feature fireplace housing back boiler  
Door through to Kitchen

### Kitchen

8' 9" x 6' 6" ( 2.67m x 1.98m )  
Range of base and wall mounted units.  
Stainless steel sink. space/plumbing for washing

machine and fridge/freezer. window to front aspect

### Bathroom

5' 9" x 7' 1" ( 1.75m x 2.16m )  
3 piece suite comprising low level w.c, bath and hand wash basin.

### Bedroom

12' 9" x 8' 7" ( 3.89m x 2.62m )  
Double bedroom. window to rear aspect

### Outside

Communal garden and allocated parking space

01291 630876

chepstow@peteralan.co.uk

## Floorplan

### Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

