



DIRECTIONS

From our Chepstow office proceed up Moor Street, turning left onto the A48 and then taking the first turning left into Upper Nelson Street. Proceed down Upper Nelson Street where you will find the property on your left-hand side.

SERVICES

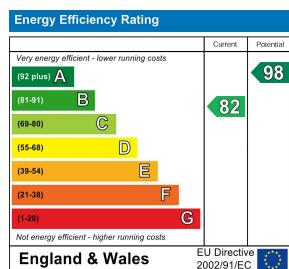
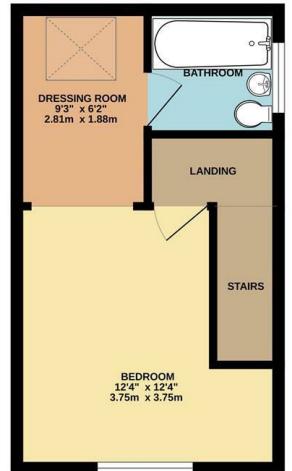
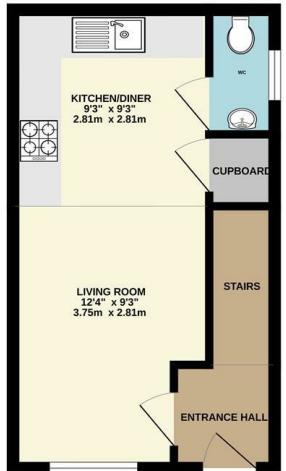
All mains services are connected to include gas central heating.
Council Tax Band B.

TENURE - LEASEHOLD

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

GROUND FLOOR
265 sq.ft. (24.6 sq.m.) approx.

1ST FLOOR
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA: 530 sq.ft. (49.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the information contained herein, measurements of doors, windows, rooms and any other items are approximate. 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 and fixtures and fittings shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with Metrix 0.02.05

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 furnishings 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.



**1C UPPER NELSON STREET, CHEPSTOW,
MONMOUTHSHIRE, NP16 5PG**



£210,000

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

Moon & Co. are delighted to offer to the market this charming cottage style end of terrace property located in the heart of Chepstow and therefore extremely close to nearby shops, bars and restaurants, bus and railway stations.

The property briefly comprises to the ground floor: reception hall, open plan kitchen/living room and ground floor WC, to the first floor is a spacious double bedroom open to dressing room leading to bathroom. Furthermore, the property enjoys a shared courtyard style garden and allocated parking.

GROUND FLOOR

ENTRANCE HALL

Entrance hall with door to front elevation. Stairs to first floor.

LIVING ROOM

3.76m x 2.82m (12'4" x 9'3")

With window to front elevation. Open plan to Kitchen.

KITCHEN AREA

2.82m x 2.82m (9'3" x 9'3")

Well appointed with a matching range of base and eye level storage units with ample worksurfaces over. Inset four-ring electric hob with stainless steel extractor over and oven below. Stainless steel one bowl and drainer sink unit with mixer tap. Space and plumbing for washing machine and space for undercounter fridge. Storage cupboard. Wood effect flooring.

CLOAKROOM/WC

With low-level WC and wash hand basin. Window to side elevation. Wood effect flooring.



FIRST FLOOR STAIRS AND LANDING

BEDROOM

3.76m x 3.76m (12'4" x 12'4")

Spacious double bedroom with window to front elevation, open plan to dressing room. Loft access point.

DRESSING ROOM

2.82m x 1.88m (9'3" x 6'2")

A generous space with Velux rooflight. Leading to: -

BATHROOM

Appointed with a three-piece suite comprising of panelled bath, low-level WC and wash hand basin.

Window to side elevation. Wood effect flooring.

OUTSIDE

PARKING

Allocated car parking space within the communal car park.

GARDENS

The property has a shared communal courtyard style garden.

SERVICES

All mains services are connected to include gas central heating.

