

DIRECTIONS

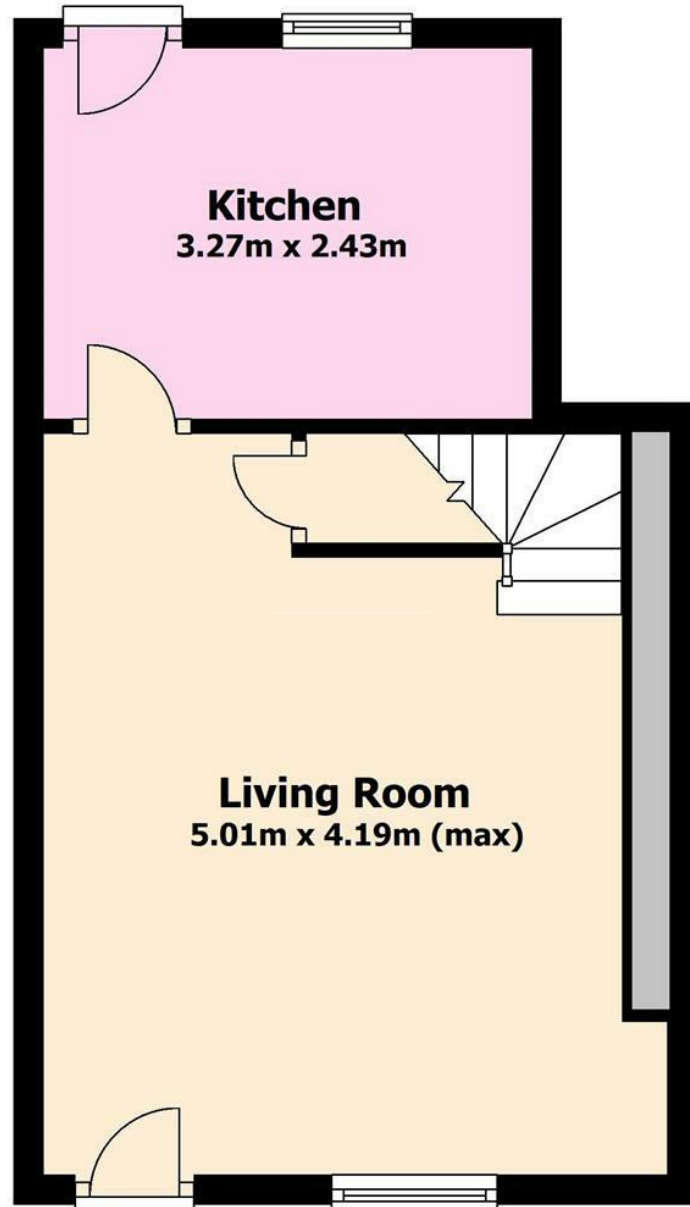
From our Chepstow office proceed along the one way system from Chepstow, following Bridge Street down to the traffic lights, bearing right onto St Ann Street continuing to Lower Church Street Turn right into Church Road where the property can be found on your right.

TENURE - FREEHOLD

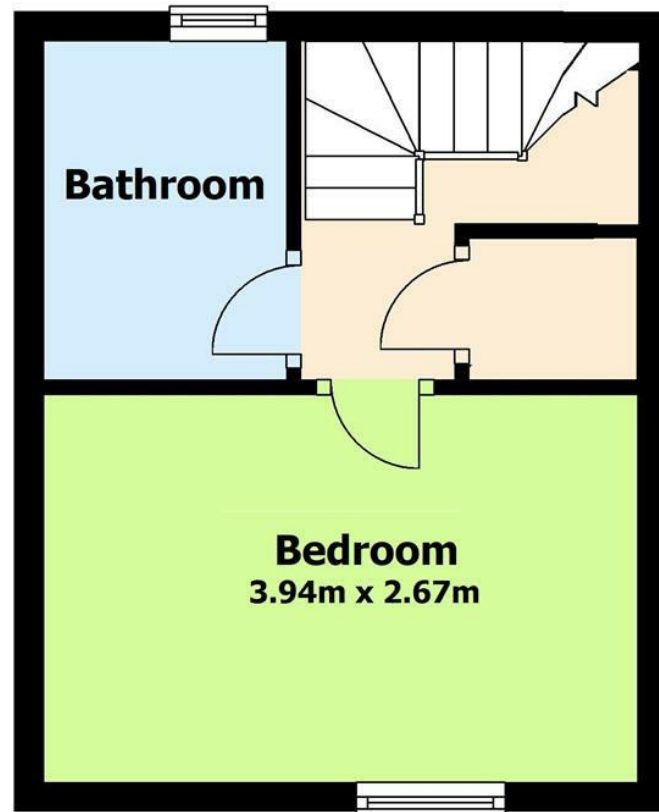
You are recommended to have this verified by your legal advisors at your earliest convenience.



Ground Floor



First Floor



**8A CHURCH ROAD, CHEPSTOW,
MONMOUTHSHIRE, NP16 5HP**



£209,000

Sales: 01291 629292
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Offered to the market with the benefit of no onward chain, this immaculately presented mid-terrace cottage is finished to a high-specification throughout and affords attractive fixtures and fittings, which will no doubt suit a variety of markets to include first time buyers, professional couples, retirees seeking a town centre location or indeed as an excellent investment opportunity. The property has previously been a very successful rental and holiday let being within walking distance to an array of amenities, picturesque river front, train and bus stations.

The well-planned living accommodation briefly comprises to the ground floor; a spacious lounge which leads through to a kitchen/dining room affording patio door to rear courtyard garden, whilst there is a double bedroom and fully tiled bathroom to the first floor. The property further benefits uPVC double glazing throughout, modern gas combination boiler and a sizeable communal rear courtyard garden.

GROUND FLOOR

LOUNGE

5.01m x 4.19m max. (16'5" x 13'8" max.)

uPVC front door with glazed panel leads through to the lounge comprising a sizeable reception space with solid oak flooring and feature cast iron fireplace. Built-in wooden storage unit. Half turned staircase leading to first floor landing with understairs storage cupboard. Window to the front elevation. Door to:-

KITCHEN/BREAKFAST ROOM

3.27m x 2.43m (10'8" x 7'11")

Comprising an extensive range of fitted wall and base units with solid wood worktop and inset Belfast sink. Integrated electric induction hob with feature extractor fan over and oven/grill beneath. Under counter Bosch washing machine. Space for free standing fridge/freezer. Natural Riven slate tile floor. Space for breakfast table and chairs. Window to the rear elevation overlooking the communal courtyard and a useful pedestrian door also leading out to the rear.

FIRST FLOOR STAIRS AND LANDING

Feature half-turn staircase leads up to the landing with built-in storage cupboard housing Worcester gas combi boiler and loft access point.

BEDROOM

3.94m x 2.67m (12'11" x 8'9")

A well proportioned double bedroom with wood effect laminate floor and window to the front elevation.

BATHROOM

A stylish bathroom comprising modern neutral suite to include panelled bath with mains fed waterfall shower, separate handheld shower over and glass shower screen, low-level WC and pedestal wash hand basin with mixer tap. Heated towel rail. Natural Travertine stone tiled floor and walls. Frosted window to rear elevation.

OUTSIDE

The property benefits a paved rear communal courtyard offering fantastic space for dining and entertaining.

PARKING

Allocated parking space in the communal car park.

SERVICES

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

