



## St. Ann Street, £370,000

- THREE DOUBLE BEDROOMS
- BEAUTIFULLY RESTORED TOWN HOUSE
- RIVERSIDE LOCATION
- PARKING
- EASY COMMUTING
- EPC Rating: D
- Council Tax: E





## About the property

We are delighted to introduce you to this fabulous home set on one of Chepstow's most sought-after streets, just moments from the picturesque River Wye, this exceptional three-bedroom townhouse has been beautifully renovated to combine timeless period charm with stylish modern living. Having undergone extensive and sympathetic renovations by the current owners, this grade II listed building is a real gem and must be viewed!! Blending character, comfort, and an enviable location, this is a rare opportunity to own a truly special home in one of Chepstow's most desirable settings. From the moment you step inside, you are welcomed by a warm and inviting living room complete with an open fireplace, creating a perfect space to relax and unwind. A bright hallway leads through to a spacious dining room and a stunning extended kitchen, designed for both everyday family life and effortless entertaining. The first floor features a generous double bedroom with delightful views over Chepstow's historic bandstand, alongside a beautifully appointed family bathroom complete with both a bath and separate shower. On the top floor, you'll find two further light-filled double bedrooms, including a charming front-facing room enjoying elevated views across the town and towards the bandstand. Perfectly positioned approximately 200 metres from the riverfront, the home offers easy access to Chepstow's vibrant cafés, independent boutiques, bars, and renowned restaurants, all within a short stroll.





## Accommodation

### Living Room

14' 10" x 10' 5" ( 4.52m x 3.17m )

### Dining Room

11' 7" x 9' 3" ( 3.53m x 2.82m )

### Kitchen

15' 7" x 7' 7" ( 4.75m x 2.31m )

### Bathroom

11' 9" x 9' 9" ( 3.58m x 2.97m )

### Bedroom 1

14' 1" x 10' 5" ( 4.29m x 3.17m )

### Bedroom 2

14' 1" x 10' 4" ( 4.29m x 3.15m )

### Bedroom 3

11' 9" x 9' 9" ( 3.58m x 2.97m )

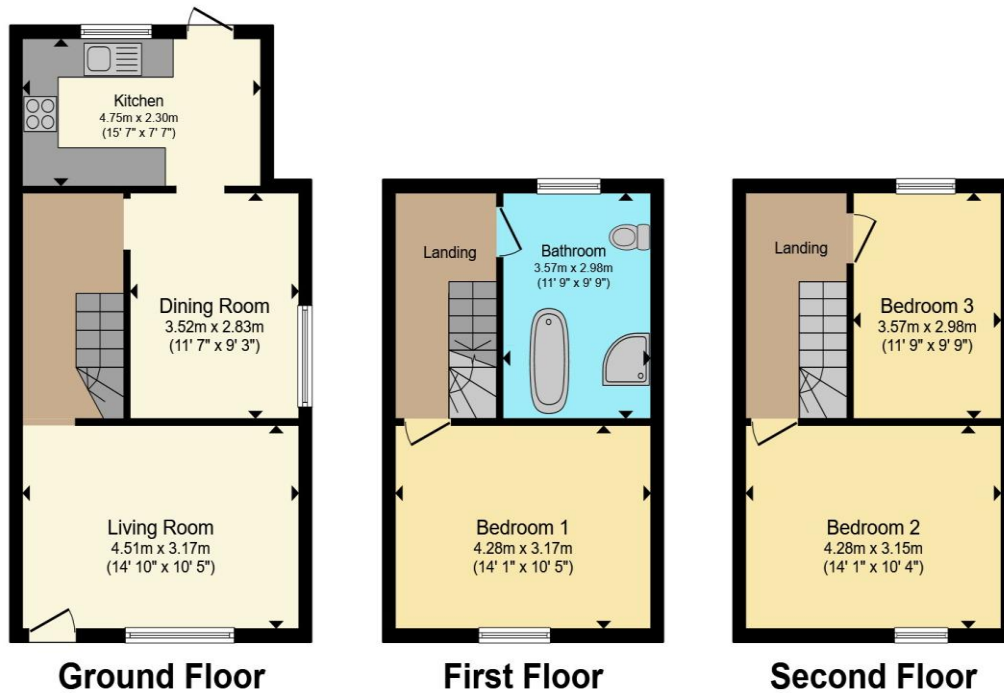
### Loft Space

Generous storage space, fully boarded and access via loft ladder

01291 630876

chepstow@peteralan.co.uk

## Floorplan



Total floor area 99.1 m<sup>2</sup> (1,067 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

## 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