

H & H

HOUSE & HOME
PROPERTY AGENTS



45 Hughes Crescent

GardenCity, Chepstow, NP16 5DY

No onward chain £253,000



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Description

This deceptively spacious mid-terrace home is offered to the market with no onward chain. Situated in a sought-after and convenient location close to the town centre, the property is arranged over two floors. The ground floor comprises an entrance hall, two reception rooms, a kitchen, a bathroom, a separate W.C., and a rear hallway that leads to a low-maintenance rear garden. On the first floor, there are three double bedrooms, offering generous accommodation throughout.

Situated a short walk away is the market town of Chepstow with its attendant range of facilities. There are plenty of shops, bars, cafes and restaurants as well as good junior and comprehensive schools in the area. Chepstow is known as the gateway to the Wye Valley, itself a designated area of outstanding natural beauty. For those that enjoy the outdoors, there are many walks in the area including the Wye Valley Walk, which starts at Chepstow Leisure Centre and Wales Coastal Footpath which starts in Chepstow and follows the coastline all the way to North Wales.

For the commuter, there are excellent road networks close by plus bus and rail links to be found in Chepstow. All of which bring Newport, Cardiff, Bristol, Gloucester and Cheltenham within commuting distance.

Reception Hall

Approached via composite panelled door with double glazed inserts. Wood effect flooring. Stairs to first floor landing. Doors off.

Dining Room

11'03 x 9'07 (3.43m x 2.92m)

Coving. Original fireplace. Understairs storage cupboard. Wood effect flooring. Panelled radiator.

UPVC double glazed window to front elevation. Door and step down to kitchen.

Kitchen

13'07 x 7 (4.14m x 2.13m)

Modern kitchen comprising a matching range of base and eye level storage units all with tile splash backs. One and half bowl stainless steel sink and mixer tap set into work surface. Built in fan assisted electric oven., Four ring gas hob set into work surface with extractor and light over. Space for under counter fridge and freezer. Plumbing and space for automatic washing machine. Tile effect flooring. Panelled radiator. UPVC double glazed window to rear elevation. Door to bathroom. Door to rear hallway.

Rear Hallway

Tiled floor. Panelled radiator. Door to ground floor W.C. Opaque UPVC double glazed and panelled door to rear garden.

W.C.

Low level W.C. Wall mounted mains gas fired combination boiler.

Bathroom

Pedestal wash hand basin. Corner bath with mixer tap and shower attachment over. Full tiling to walls. Tile effect flooring. Chrome towel Radiator. Opaque UPVC double glazed window to rear elevation.

Living Room

14'11 x 11'02 (4.55m x 3.40m)

Coving. Feature fireplace. Wood effect flooring. Panelled radiator. UPVC double glazed windows to front and rear elevations.

Tel: 01291 418418

First Floor Stairs and Landing

Access to loft inspection point. Doors off.

Bedroom One

14'11 x 11'04 (4.55m x 3.45m)

Panelled radiator. UPVC double glazed window to rear elevation.

Bedroom Two

14'11 x 11'03 (4.55m x 3.43m)

Panelled radiator. UPVC double glazed window to rear elevation.

Bedroom Three

10'01 x 8'04 (3.07m x 2.54m)

Panelled radiator. UPVC double glazed window to rear elevation.

Garden

To the front elevation, there are steps leading down to a well-stocked terraced garden, offering a pleasant and welcoming approach to the property.

At the rear, the garden has been landscaped for maximum low-maintenance appeal, featuring a spacious seating area which is ideal for outdoor entertaining. A garden shed is included and will remain

with the property. The garden also benefits from a pedestrian access gate and is enclosed by fencing, providing both privacy and security.

Material Information

Council Tax Band - D

Tenure - Freehold

We are informed the property is standard construction. Mains electricity. Mains gas. Mains water. Mains drainage.

Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.org.uk/>

Anti Money Laundering

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners and they charge a non refundable fee of £27 plus VAT per person for this service.



Road Map



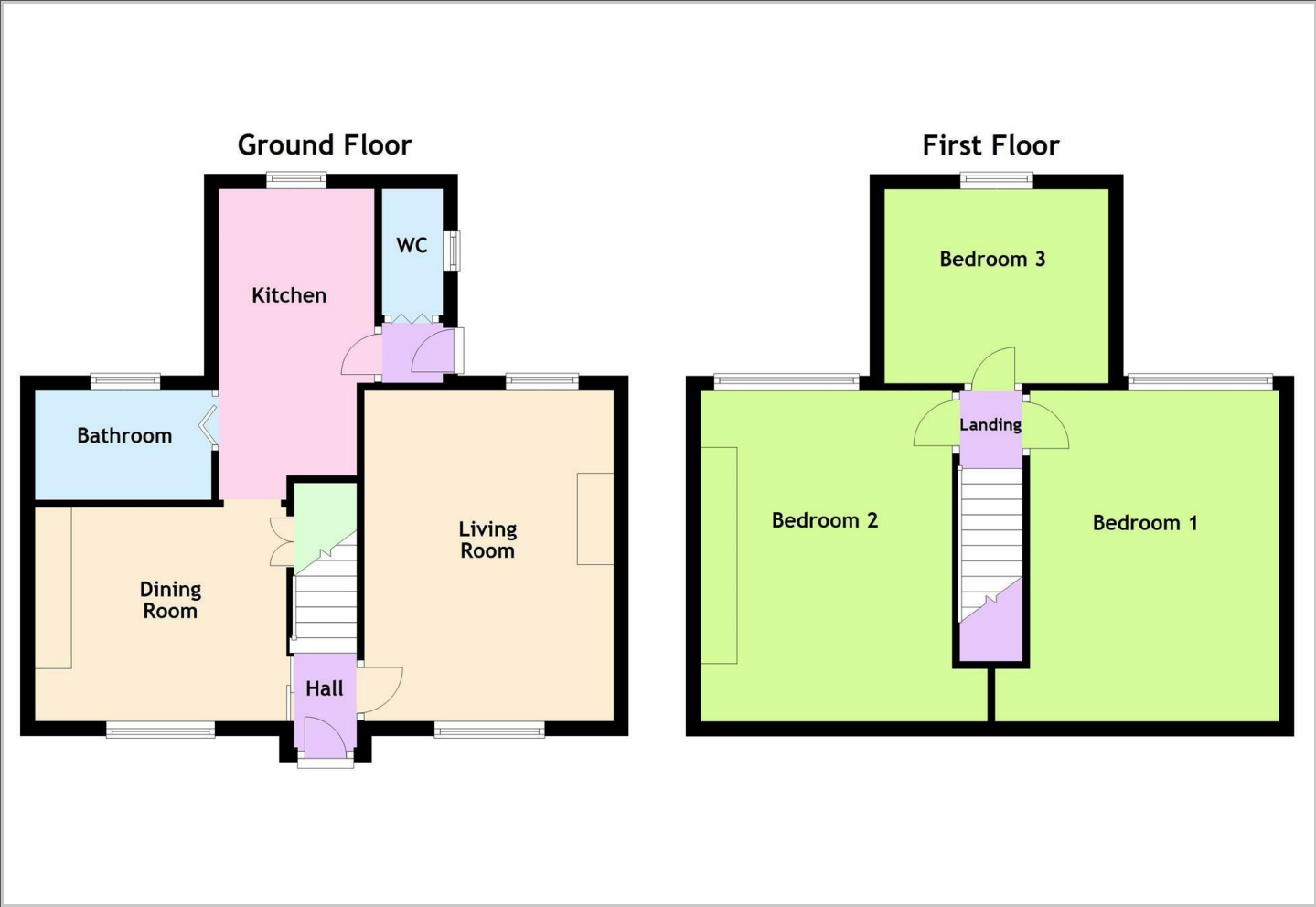
Hybrid Map



Terrain Map



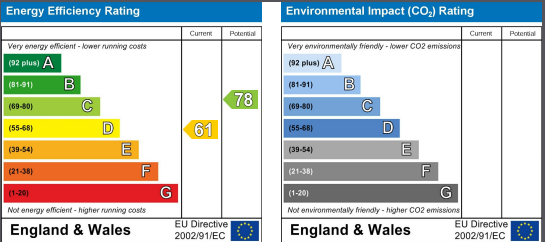
Floor Plan



Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.