



DIRECTIONS

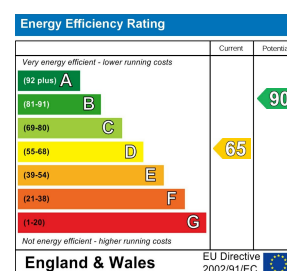
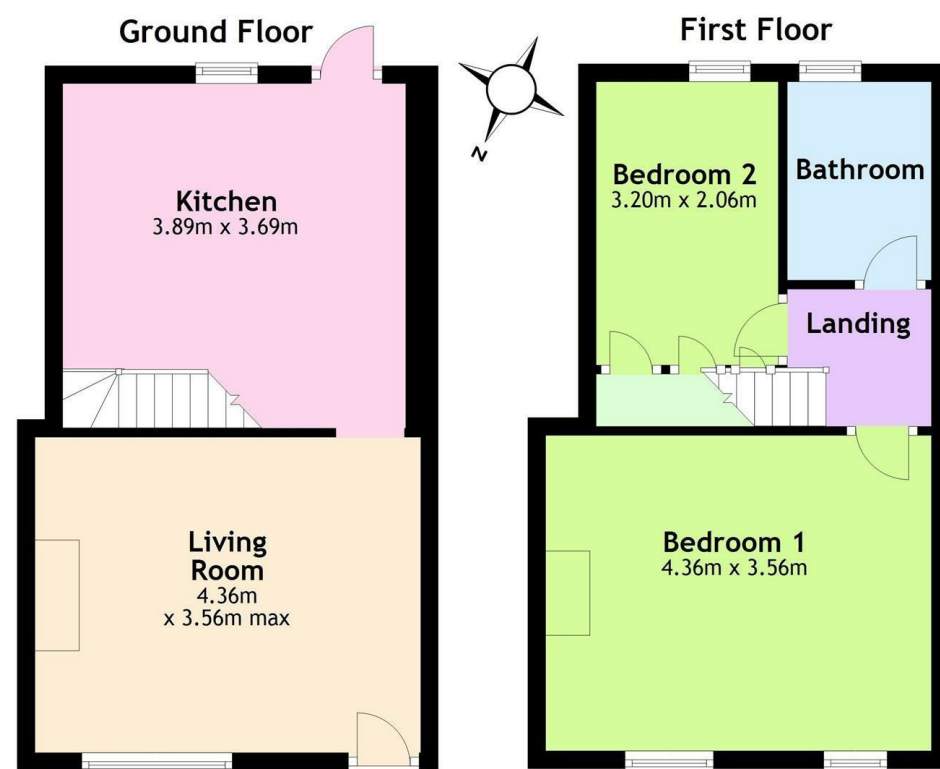
From our Chepstow Office proceed up Moor Street turning right into Mounon Road where you can find this property on the left hand side.

SERVICES

Mains water, electricity and drainage are connected.
Council tax band D

TENURE - FREEHOLD

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



**7 MOUNTON ROAD, CHEPSTOW,
MONMOUTHSHIRE, NP16 5BS**



£280,000

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

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 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.

Offered to the market with the benefit of no onward chain this end-terrace period cottage enjoys the most convenient location in the heart of Chepstow’s historic town centre, thus offering you easy walking access to local bus station, railway station, schools, shops and other amenities. The town itself is also well located with the M48 motorway junction bringing Bristol, Cardiff and Newport within commuting distance.

The property has been well looked after and is presented to a good standard with attractive living room, and kitchen/breakfast room with good range of modern storage units with built-in appliances to the ground floor with large double bedroom, a further guest bedroom and a contemporary shower room to the first floor. The super feature is the garden to the rear, leading from the house into a courtyard with a useful store room with terrace above and lawned area.

Viewings are highly recommended.

GROUND FLOOR

Entrance door leading to: -

LIVING ROOM

4.78m x 3.53m (15'8" x 11'7")

Window and door to front elevation. Feature fireplace with recently installed wood burning stove. Shelving to recess.

KITCHEN

3.89m x 3.66m (12'9" x 12')

Appointed with a contemporary range of base and eye level storage units with work surfaces over. Inset Belfast sink with chrome taps. Integrated fridge/freezer, dishwasher and washer/dryer. Range cooker. Tiled flooring. Window and door to rear garden. Stairs off: -

FIRST FLOOR STAIRS AND LANDING

BEDROOM 1

4.32m x 3.71m (14'2" x 12'2")

A spacious double bedroom with two windows to front elevation.

BEDROOM 2

3.20m x 1.96m (10'6" x 6'5")

Window to front elevation.

SHOWER ROOM

Appointed with a three-piece suite to include step-in double shower cubicle, low-level WC and wash hand basin with chrome taps. Tiled finish to walls and flooring. Frosted window to rear elevation.

OUTSIDE

To the rear, immediately leading off from the kitchen is a charming courtyard area, also giving access to a useful garden store room. Above this is a glass balustrade terrace giving access to the pleasant lawned garden, noting that the garden itself enjoys a southerly aspect.

SERVICES

Mains water, electricity and drainage are connected.

