

H & H

HOUSE & HOME
PROPERTY AGENTS



45 Hughes Crescent

GardenCity, Chepstow, NP16 5DY

No onward chain £253,000



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 11'03 (4.55m 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

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partners Smartsearch and Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link to all buyers for you to complete the biometric and other checks electronically. A non-refundable fee of £27 + VAT per person will apply for these checks and Coadjute will handle the payment for this service. Please contact the office if you have any questions in relation to this.



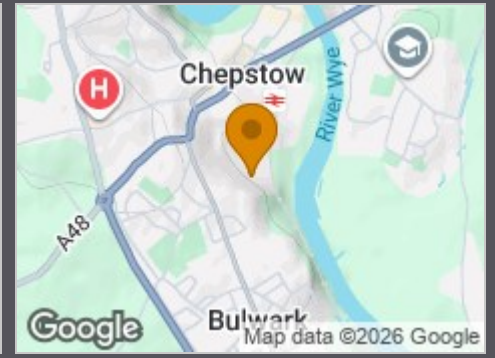
Road Map



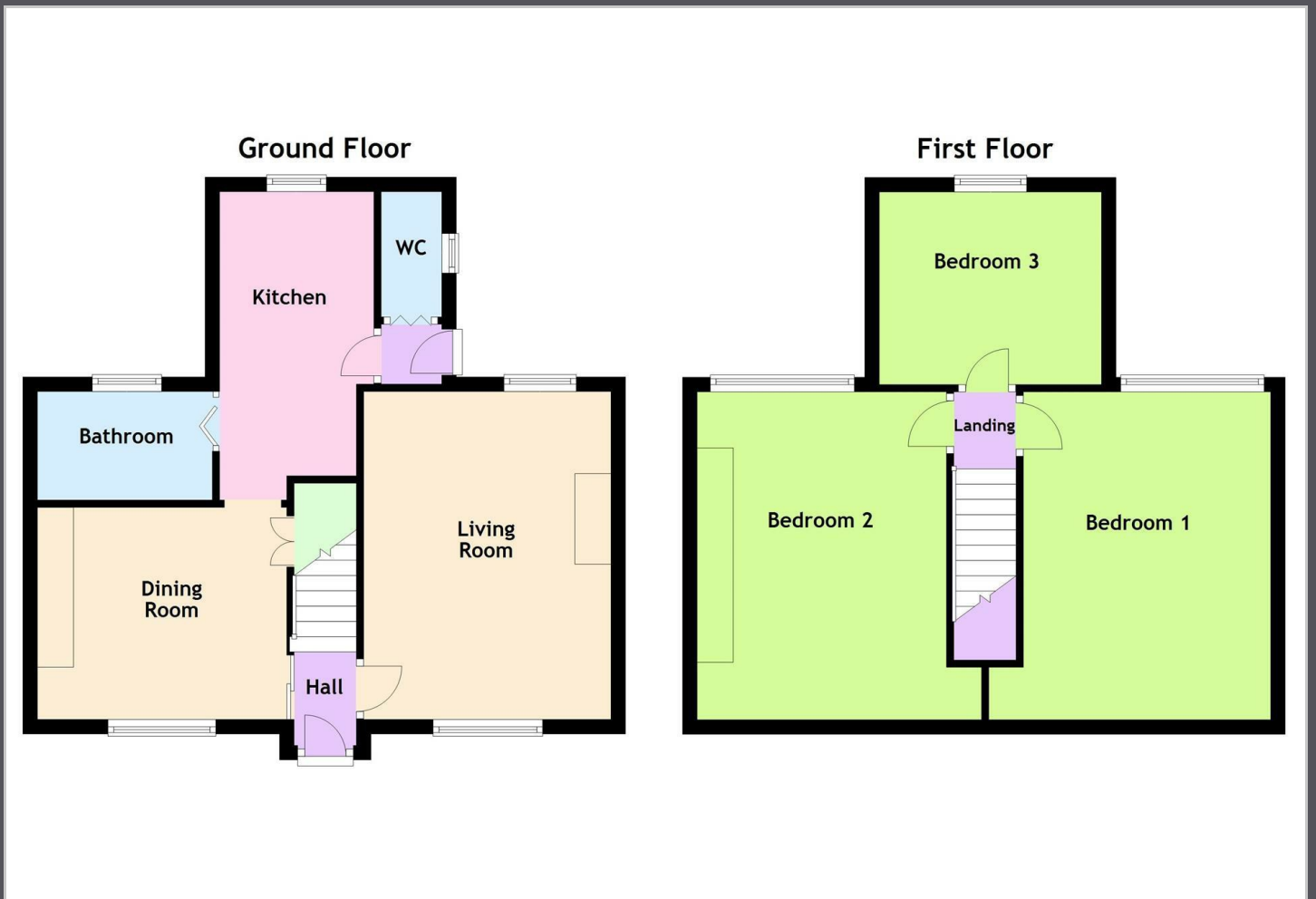
Hybrid Map



Terrain Map



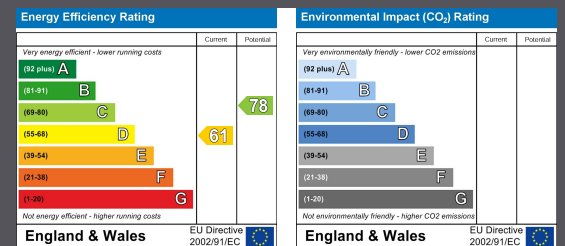
Floor Plan



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



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