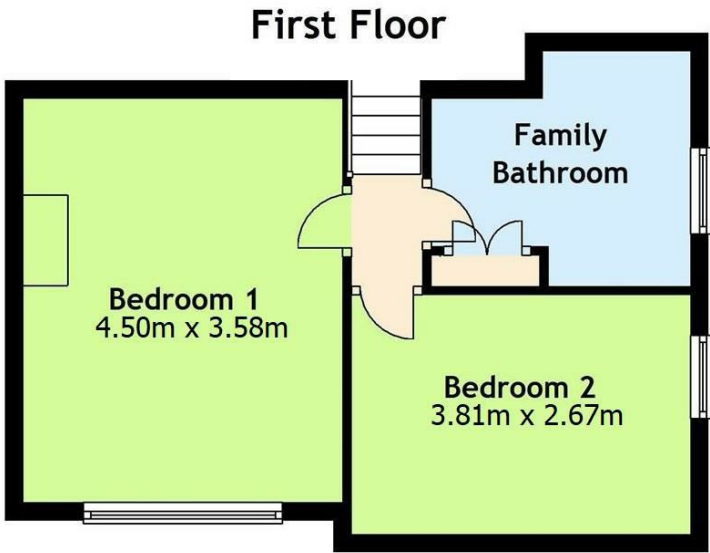
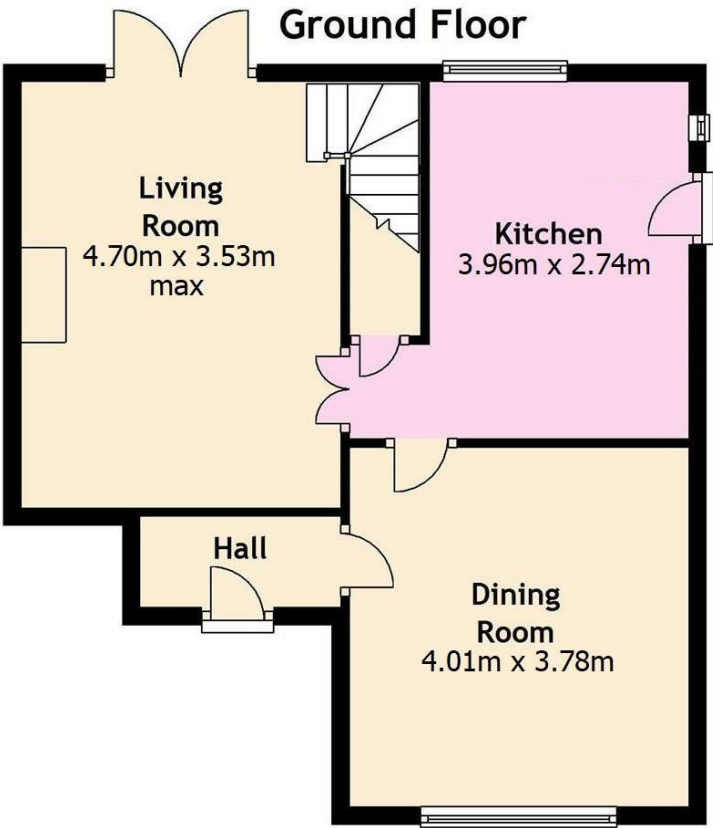


DIRECTIONS

From our Chepstow office proceed up the High Street turning left onto the A48, take the first right into Garden City. Follow the road down the hill turning right into Hughes Crescent where you will find the property on the left hand side.

TENURE - FREEHOLD

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



19 HUGHES CRESCENT, CHEPSTOW,
MONMOUTHSHIRE, NP16 5DY

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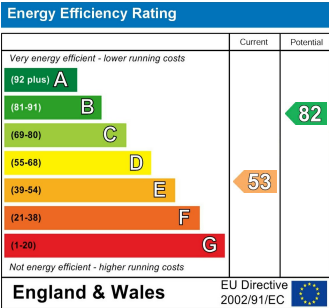
£255,000

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.



Being sold with the benefit of no onward chain, this spacious end-terraced property is situated within this quiet residential area. The property briefly comprises entrance hall, two reception rooms and kitchen to the ground floor, with two bedrooms and a four-piece bathroom to the first floor. Outside the property benefits from front and rear gardens.

Being situated in Garden City, Chepstow's town centre is a short walk away with a range of pubs, restaurants and shops as well as local primary and secondary schools, doctors and dentists. There are good bus, road and rail links with the A48, M4 and M48 motorway networks close at hand bringing Bristol, Cardiff and Newport within easy commuting distance.

GROUND FLOOR

ENTRANCE HALL

A uPVC half-glazed door leads into the entrance hall with wooden effect flooring. Glazed door to:-

DINING ROOM

4.01m x 3.78m (13'1" x 12'4")

Window to front elevation and feature fire. Wooden effect flooring. Door to:-

INNER HALLWAY

With handy understairs storage cupboard. Steps lead down to:-

KITCHEN

3.96m x 2.74m (12'11" x 8'11")

Appointed with a range of base level storage units with worktops over, tiled and panelled splashbacks with inset circular single bowl stainless steel sink and drainer with chrome mixer tap. Space for washing machine, dishwasher, fridge/freezer and freestanding cooker. Wall mounted gas boiler. Terracotta tiled floor. With uPVC window to the rear elevation and small window and glazed uPVC door to the side elevation.

SITTING ROOM

4.70m x 3.53m max (15'5" x 11'6" max)

A second reception room with uPVC French doors leading out to the rear garden. Wooden flooring. Feature fireplace. Stairs to the first floor.

FIRST FLOOR STAIRS AND LANDING

Loft access.

BEDROOM 1

4.50m x 3.58m (14'9" x 11'8")

A spacious and light double bedroom with large picture window overlooking the front garden. Built-in storage cupboard and wooden flooring.

BEDROOM 2

3.81m x 2.67m (12'5" x 8'9")

uPVC window to the side elevation. Wooden flooring.

FAMILY BATHROOM

Comprising a four piece suite to include panelled bath with chrome taps and hand held shower attachment, wash hand basin with chrome tap inset to storage unit with subway style splashbacks, low-level WC and a double shower unit with glass door and chrome shower attachment. Airing cupboard. Heated towel rail. Wood effect flooring. Frosted uPVC window to side elevation.

OUTSIDE

GARDENS

At the front a raised terraced garden mainly laid to lawn with mature trees. Steps lead down to the front entrance door. Gated side access to the private rear garden which is mainly laid to lawn with a patio area providing a spot for table and chairs, mature trees and borders.

SERVICES

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

