DIRECTIONS

From Chepstow town centre proceed down the High Street onto the one way system taking the first available right. At the junction head straight over towards the traffic lights, where at the traffic lights turn right and then immediate left towards Tesco. Proceed along this road taking the right hand turn then immediate left into School Hill, taking the first right hand turn where the property is situated on the right.

TENURE - FREEHOLD

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

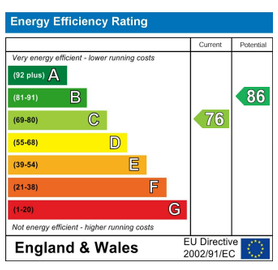


DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing 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.





MOON&CO

20 SCHOOL HILL, CHEPSTOW, MONMOUTHSHIRE, NP16 5BZ

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OFFERS IN EXCESS OF £260,000

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

Being sold with the benefit of no onward chain, this spacious town house is situated within School Hill, a popular residential location, within walking distance of Chepstow Town Centre and its amenities. The property briefly comprises to the ground floor: reception hall giving access to the open plan kitchen/dining room, WC and utility room. The first floor provides spacious sitting room and a guest bedroom with two further bedrooms and a bathroom on the second floor. Outside the property benefits from low-maintenance front and rear gardens with allocated off-road parking for two vehicles.

Being situated in Chepstow a number of facilities are close at hand to include local primary and secondary schools, doctors, pubs and restaurants with good bus, road and rail links with the A48, M48 and M4 motorway networks bringing Newport, Cardiff and Bristol within easy commuting distance along with Chepstow train station just a short walk from the property.

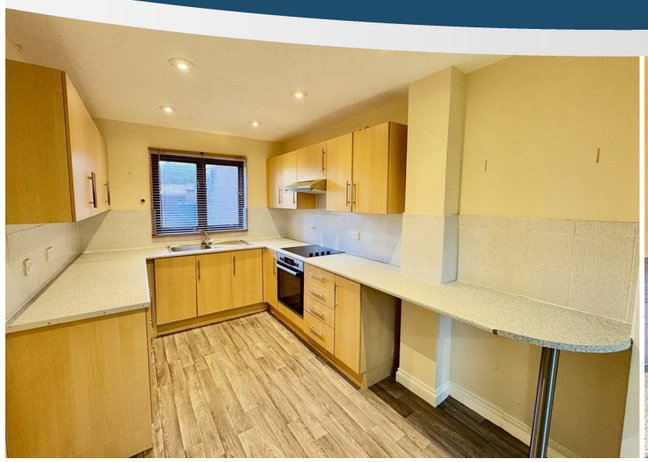
GROUND FLOOR

RECEPTION HALL
Entrance door with a glazed panel leading into the reception hall. Stairs to the first floor with understairs storage.

CLOAKROOM/WC
Comprising of a low-level WC and wash hand basin with chrome taps inset to vanity storage unit. Wooden effect flooring.

OPEN PLAN KITCHEN/DINING ROOM
2.52m x 2.50m (8'3" x 8'2")
The kitchen area is fitted with a good range of base and eye-level storage units with tiled splashback and granite effect work surfacing along with breakfast bar. Inset stainless steel sink and drainer with chrome mixer tap. Four ring electric hob with stainless steel extractor fan over and oven below. Under counter dishwasher. Wooden effect flooring. Dual aspect with windows to the front and rear elevations and door to the rear elevation.

UTILITY ROOM
1.80m x 1.82m (5'10" x 5'11")
Space and plumbing for washing machine and space for tumble dryer. Marble effect work surfacing with tiled splashback. Cupboard housing the combi boiler (new boiler installed 2024).









FIRST FLOOR STAIRS AND LANDING
Window to the rear elevation.

SITTING ROOM
4.30m x 4.44m (14'1" x 14'6")
With two windows to the front elevation and feature fireplace with marble insert. Stairs to the second floor.

BEDROOM 2
2.90m x 2.50m (9'6" x 8'2")
Window to the rear elevation.

SECOND FLOOR STAIRS AND LANDING
Window to the rear elevation. Two storage cupboards.

BEDROOM 1
4.40m x 2.60m (14'5" x 8'6")
A principal double bedroom with two windows to the front elevation.

BEDROOM 3
2.40m x 2.40m (7'10" x 7'10")
Window to rear elevation.

FAMILY BATHROOM
Comprising of a low-level WC, panelled bath with chrome taps, electric shower over with chrome shower attachment and glass shower screen, along with and a pedestal wash hand basin with chrome taps. Fully tiled walls and wooden effect flooring.

OUTSIDE

GARDENS
The rear garden is low maintenance mainly laid to stone chippings with a decked area. Pedestrian gate leading out to the parking area.

PARKING
The property benefits from two allocated off-road parking spaces located at the rear.

SERVICES
To be confirmed.
Council tax band E.







