



## DIRECTIONS

From Chepstow town centre proceed up Moor Street, turning left onto the A48. Proceed to the traffic lights turning right prior to Tesco Supermarket. Take the first right hand turn and then first left proceeding up School Hill. Take the first left into Beaufort Place following the numbering you will find the property.

## SERVICES

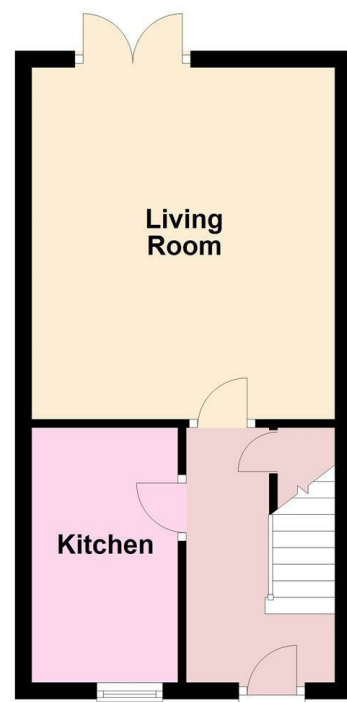
All mains services are connected, to include mains gas central heating.  
Council Tax Band D

## TENURE - FREEHOLD

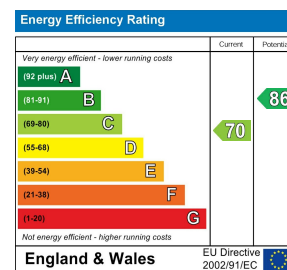
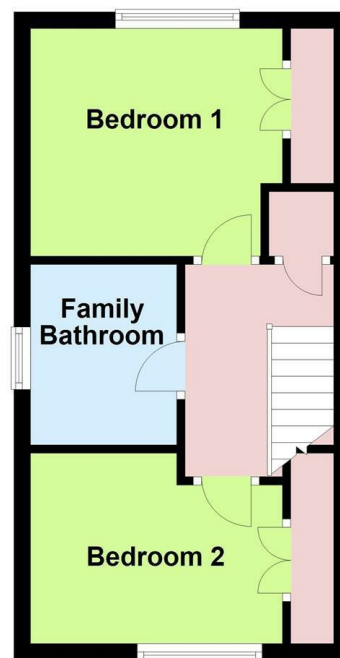
You are recommended to have this verified by your legal advisors at your earliest convenience.



Ground Floor



First Floor



**5 BEAUFORT PLACE, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5PE**



**£220,000**

**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 two-bedroom property enjoys an elevated position within a popular location, a short walk to Chepstow Train and Bus Stations, as well as the town centre and has excellent commutable access to the motorway. The property will no doubt suit a variety of markets to include first time buyers, professional couples, young families, semi-retired market or indeed as an excellent investment opportunity. The well-planned living accommodation briefly comprises to the ground floor: entrance hall, fully fitted kitchen and a living/dining room with French doors to the rear garden. The first floor offers a double bedroom with built-in wardrobe, a single bedroom with built-in wardrobe and a good size bathroom. The property further benefits a Worcester Bosch gas combi- boiler, low maintenance south-easterly facing rear garden and allocated parking.

GROUND FLOOR

ENTRANCE HALL

Door to front elevation leads into a welcoming entrance hall. Stairs to first floor. Useful built-in understairs storage cupboard.

KITCHEN

1.77m x 3.06m (5'9" x 10'0")

Comprising a good range of fitted wall and base units with wood effect laminate work tops over and tiled splashback. Inset stainless steel sink unit with drainer. Integrated fridge, four ring gas hob with extractor hood over and electric oven/grill below. Space for washing machine. Wall-mounted Worcester gas combination boiler. Window to front elevation enjoying open views across Chepstow.

LOUNGE/DINING ROOM

4.24m x 3.67m (13'10" x 12'0")

A well-proportioned reception space providing an ideal area for living and dining. French doors and a window to the rear elevation, enjoying views over the private garden.

FIRST FLOOR STAIRS AND LANDING

Loft access point. Doors to all first-floor rooms. Built-in airing cupboard with fitted inset shelving.

BEDROOM 1

2.77m x 3.04m (9'1" x 9'11")

A good size double bedroom benefitting built-in wardrobe with fitted shelving and hanging rail. Window to rear elevation.

BEDROOM 2

2.21m x 2.66m (7'3" x 8'8")

A single bedroom, again benefitting a large fitted wardrobe. Window to front elevation enjoying fantastic open views across Chepstow and surrounding countryside.

BATHROOM

2.19m x 1.71m (7'2" x 5'7")

Of a good size comprising a neutral suite to include panelled bath with mains fed shower over, glass shower screen and tiled surround, pedestal wash hand basin with tiled splashback and low-level WC. Heated towel rail. Tiled floor. Window to the side elevation.

OUTSIDE

To the front of the property, the steps lead up to the entrance door. The rear is a low maintenance garden enjoying a south-easterly aspect with lots of privacy and comprises a decking area spanning the full width of the property and wrapping around the side of it. A couple of steps from the decking lead up to a sizeable area laid to stones. The rear garden is fully enclosed by low level block wall and timber fencing along with hedgerow to the party boundary with the adjoining property. Pedestrian gated access to the rear leads out to the parking area. .

SERVICES

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

