



DIRECTIONS

From our Chepstow office proceed to the Larkfield roundabout at the top of the town and take the exit heading towards Bristol. At the next roundabout take the first exit and then at the next roundabout take the third exit passing Tesco Express on the right hand side. Take the next available right hand turn and then left and left again into Samuel Rodgers Crescent where you will find the property in the right hand corner of the cul-de-sac.

SERVICES

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

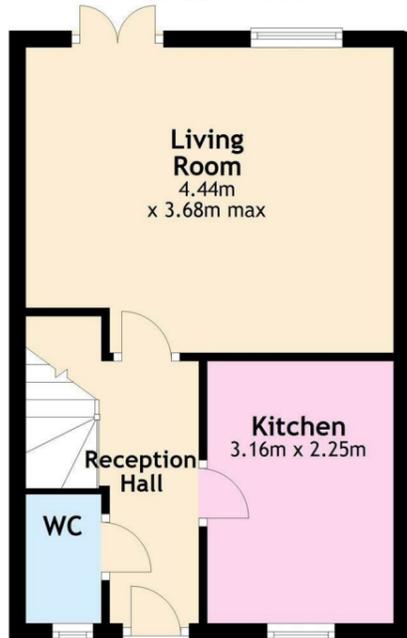
2021/2022 Council Tax Band D.

TENURE - FREEHOLD

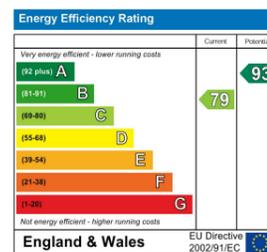
You are recommended to have this verified by your legal advisors at your earliest convenience.



Ground Floor



First Floor



**11 SAMUEL RODGERS CRESCENT, CHEPSTOW,
MONMOUTHSHIRE, NP16 5GB**



£240,000

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. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and finishes.

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 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 regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Moon & Co are delighted to offer to the market, 11 Samuel Rodgers Crescent. This well presented, end of terrace property is available to view now. To the ground floor is reception hall with access to the kitchen, living/dining room and ground floor WC. With two bedrooms to the first floor, one with en-suite shower room along with separate family bathroom. Outside, the property benefits from off-road parking to the front and with low maintenance terraced gardens to the rear. Being situated in Thornwell, a range of local facilities are close at hand to include shop and primary school. With a further abundance of amenities in nearby Chepstow. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within easy commuting distance.

GROUND FLOOR

RECEPTION HALL

Composite double glazed door providing access to the reception hall. With further access to the kitchen, living dining room and ground floor WC. Laminate flooring and stairs to the first floor.

KITCHEN

Appointed with a matching range of base and eye level storage units and granite effect worktops. Fitted appliances include electric fan assisted oven with four ring gas hob and extractor over. With space for fridge/freezer and washing machine. Also fitted with stainless steel sink unit with chrome mixer tap. Ceramic tiled splashbacks and flooring. uPVC double glazed window to front elevation.

LIVING/DINING ROOM

A spacious reception room with uPVC double glazed window and French doors to the rear.

GROUND FLOOR WC

Comprising a white suite to include pedestal wash hand basin with chrome mixer tap and low level WC. Laminate flooring. Frosted uPVC double glazed window to front elevation.

FIRST FLOOR STAIRS AND LANDING

With uPVC double glazed window to side elevation. Airing cupboard and loft access point.

BEDROOM 1

A double bedroom with uPVC double glazed window to front elevation. Access to the en-suite shower room.

EN-SUITE SHOWER ROOM

Comprising a modern white suite to include low level WC, pedestal wash hand basin with chrome mixer tap and shower cubicle with chrome mains fed shower over. Tiled walls and flooring. Frosted uPVC double glazed window to front elevation.

BEDROOM 2

With uPVC double glazed window to rear elevation.

FAMILY BATHROOM

Comprising a white suite to include low level WC, pedestal wash hand basin with chrome taps and panelled bath with chrome mixer tap and shower attachment. Part tiled walls. Frosted uPVC double glazed window to rear elevation.

OUTSIDE

To the front the property benefits from two off-road parking spaces. The rear gardens offer a private and low maintenance space to enjoy complete with paved seating area and bounded by timber fencing and brickwork walls.

