



## DIRECTIONS

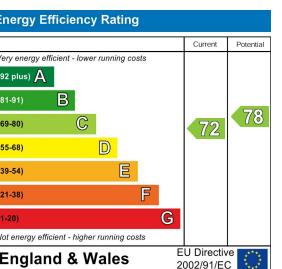
From our Chepstow office proceed up Welsh Street taking the first turning left into St. Kingsmark Avenue. Proceed up St. Kingsmark Avenue where you will find No. 52 on your right hand side.

## 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.



TOTAL FLOOR AREA: 600 sq.ft. (55.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the measurements given here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The measurements given are not to be taken as being exact and no guarantee is given as to their operability or efficiency can be given.  
Made with Metrix 2020

### 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 furnishings 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.



**52 ST. KINGSMARK AVENUE, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5LY**



**£239,950**

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

A two bedroom property occupying a pleasant position on the ever popular Danes development, itself located in central Chepstow, close to all local schools, shops and other amenities and enjoying good road access for the M48 motorway to Bristol and Cardiff. This property offers an excellent opportunity for a first time buyer or as an investment property. Although needing some updating it benefits from a good location within pleasant level gardens and its own private driveway.

The property briefly comprises to the ground floor, entrance hall with stairs off, lounge open to dining room and kitchen. To the first floor are two bedrooms and updated shower room. Outside, the property benefits from off-road parking for up to three vehicles and enclosed rear garden.

## GROUND FLOOR

### ENTRANCE HALL

Door to front elevation. Stairs to first floor.

### LOUNGE

**4.45m x 3.25m (14'7" x 10'8")**

Feature bay window to front elevation. Open to:-

### DINING ROOM

**2.44m x 2.31m (8'0" x 7'7")**

French doors to rear garden.

### KITCHEN

**2.31m x 1.70m (7'7" x 5'7")**

Fitted with a range of wall and base storage units with laminate worktop and tiled splashbacks. Inset single bowl and drainer sink unit. Built-in electric hob with extractor hood over and oven below. Space and plumbing for washing machine. Built-in storage cupboard. Tiled floor. Window to rear elevation.



## FIRST FLOOR STAIRS AND LANDING

Airing cupboard.

### SHOWER ROOM

Comprising an attractively updated three-piece suite to include a large step-in shower cubicle, wash hand basin and low-level WC both set to vanity unit with tiled splashbacks. Window to side elevation.

### BEDROOM ONE

**4.14m x 2.95m (13'7" x 9'8")**

A good sized double bedroom with built-in storage and window to front elevation.

### BEDROOM TWO

**2.90m x 2.44m (9'6" x 8'0")**

Built-in storage and window to rear elevation.

### OUTSIDE

To the front of the property there is a driveway which provides off-street parking for two/three vehicles and a small lawned area. There is a side access to the rear garden which is level and enclosed with mature trees, shrubs and flowering plants.

### SERVICES

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

