



## DIRECTIONS

From Chepstow town centre proceed down the High Street onto the one-way system. Continuing down, at the traffic lights bear right, as the road bears round to the right, continue along St Ann Street, turning right into Lower Church Street following the road to the top where you will find the property on the left-hand side.

## SERVICES

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

Council Tax Band E

## TENURE - FREEHOLD

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



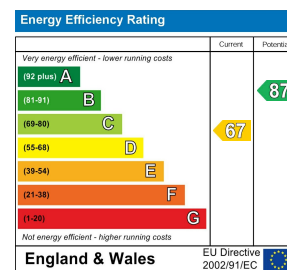
GROUND FLOOR  
438 sq ft (40.7 sq m) approx.



FIRST FLOOR  
378 sq ft (35.1 sq m) approx.



TOTAL FLOOR AREA: 816 sq ft (75.8 sq m) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The various, options and appliances shown here are not intended and no guarantee as to their quantity or efficiency can be given.  
Moon & Co. (2024)



## CLARE COTTAGE, 1 LOWER CHURCH STREET, CHEPSTOW, MONMOUTHSHIRE, NP16 5HJ



**£260,000**

Sales: 01291 629292

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**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 are delighted to offer to the market Clare Cottage, 1 Lower Church Street, a charming two-bedroom character cottage situated in the heart of Chepstow. The property briefly comprises two reception rooms, kitchen and bathroom to the ground floor and first floor offers two double bedrooms and a large landing currently being used as a bedroom. Outside the property features a private courtyard garden.

Being situated in Chepstow town centre, a wide range of amenities are within walking distance to include bars, pubs and restaurants as well as a variety of shops and supermarkets. There are both primary and secondary schooling, doctors and dentists within walking distance. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.

**GROUND FLOOR**

**ENTRANCE PORCH**

Door to front elevation and glazed door leading to:-

**DINING ROOM**

**3.76m x 3.19m (12'4" x 10'5")**

Sash window to front elevation. Frosted glazed door leading to :-

**SITTING ROOM**

**3.76m x 3.3m (12'4" x 10'9")**

uPVC window to rear elevation.

**INNER HALLWAY**

With understairs storage cupboard. Stairs to first floor. uPVC window to side elevation.

**KITCHEN**

**2.74m x 2.70m (8'11" x 8'10")**

Appointed with a range of base and eye level storage units with wooden effect worktops over. Inset one bowl and drainer stainless steel sink unit with chrome mixer tap. Tiled splashbacks. Space for cooker and washing machine. uPVC window and door to side elevation.

**BATHROOM**

Appointed with a three-piece suite to include panelled bath with shower over, glass sliding shower screen and chrome taps, pedestal wash hand basin with chrome taps and WC with wall mounted cistern. Frosted window to rear elevation.

**FIRST FLOOR STAIRS AND LANDING**

uPVC window to side elevation. Storage cupboard. Currently being used as an extra guest bed area.

**BEDROOM 1**

**4.84m x 3.19m (15'10" x 10'5")**

A double bedroom with uPVC sash window to front elevation. Loft access point.

**BEDROOM 2**

**3.30m x 2.29m (10'9" x 7'6")**

A double bedroom with uPVC window to rear elevation.

**OUTSIDE**

To the rear of the property is a side door leading to a private courtyard. The property is accessed via Hope Cottage door, which takes you through to the private pathway where you will find the door to Clare Cottage on your left hand side.

