



DIRECTIONS

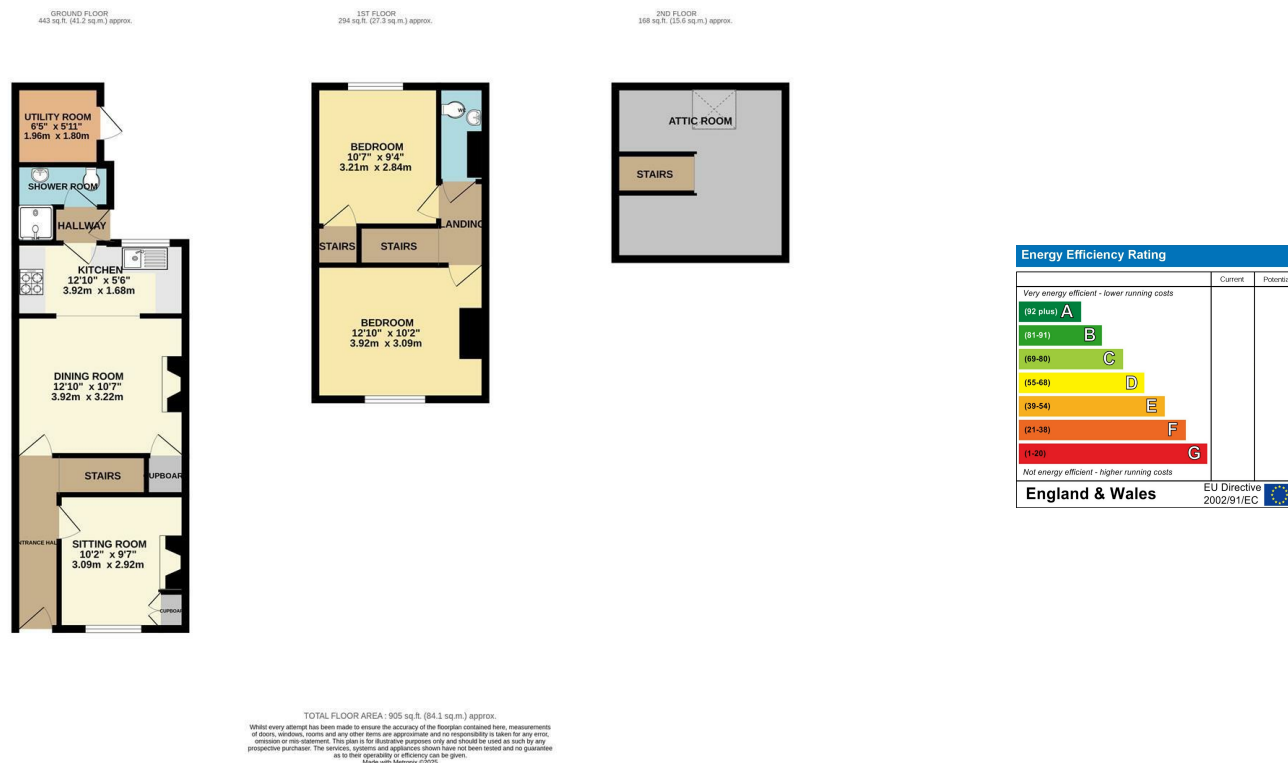
From our Chepstow office proceed down the High Street onto the one-way system. Continuing down, at the traffic lights bear right. As the road bears round to the right, continue along St Ann Street, turning right into Lower Church Street where following the numbering, you will find the property.

SERVICES

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

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.



34 LOWER CHURCH STREET, CHEPSTOW, MONMOUTHSHIRE, NP16 5HJ



£265,000

Sales: 01291 629292
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Occupying a pleasant position within this desirable historic town location within a short walking distance to the river front and extensive range of local amenities. This deceptively spacious two-bedroom cottage affords well planned living accommodation, briefly comprising: entrance hall, lounge, open plan kitchen/dining/living room with feature wood burner, rear lobby and a shower room. To the first floor there are two double bedrooms and a WC with the second bedroom providing access up to the attic room offering versatile use either as a storage area or indeed a home office if required. Further benefits include a low maintenance courtyard garden with gated pedestrian access out to the rear of the property and an outdoor store with plumbing for white goods. The property will no doubt suit a variety of markets to include first time buyers, professional couples or indeed as an excellent investment opportunity.

GROUND FLOOR

ENTRANCE HALL

Door to front elevation leads into the entrance hall with feature parquet flooring. Stairs to first floor.

LOUNGE

3.09m x 2.92m (10'1" x 9'6")

A comfortable reception room with a window to the front elevation. Exposed wooden floorboards. Feature fireplace. Built-in storage.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

KITCHEN AREA

3.92m x 1.68m (12'10" x 5'6")

Kitchen area comprises a good range of fitted wall and base storage units with ample solid wood worktops over and tiled splashback. Inset Belfast sink. Integrated oven, separate grill,

four ring hob and extractor hood over. Breakfast bar. Tiled flooring.

DINING/LIVING AREA

3.92m x 3.22m (12'10" x 10'6")

Plenty of space for dining area and living area. Feature parquet flooring. Useful under stairs storage area. Feature freestanding wood burner.

REAR LOBBY

Providing access to the rear elevation and access to:-

SHOWER ROOM

Recently refitted walk-in shower area with aqua board surround and wall mounted mains fed waterfall shower over with separate handheld attachment. Heated towel rail. Wash hand basin inset to vanity unit with tiled splashback and low-level WC. Frosted window to the side elevation. Tiled flooring. Loft access point.

FIRST FLOOR STAIRS AND LANDING

Providing access to all first-floor rooms.

WC

Comprising a modern suite to include low level WC and wall mounted corner wash hand basin with mixer tap and tiled splashback. Wall-mounted Worcester Bosch gas combination boiler (replaced in 2024). Inset shelving.

BEDROOM 1

3.92m x 3.09m (12'10" x 10'1")

A very well-proportioned full width double bedroom with exposed wooden floorboards. Feature fireplace. Window to front elevation. Fitted inset shelving.

BEDROOM 2

3.21m x 2.84m (10'6" x 9'3")

A double bedroom with a window to the rear elevation. Door and staircase leading to :-

ATTIC ROOM

Providing a fantastic versatile space, currently used for storage but could make an ideal home office. Velux window to the rear elevation. Exposed wooden floorboards. Access to eaves storage.

OUTSIDE

To the rear is a courtyard garden area laid to slate, providing a private and ideal space for relaxing and dining. Step leads

up to a further area with pedestrian gate leading out to the rear. Outside store/utility area (1.96m x 1.80m) which benefits power, along with space and plumbing for white goods.

SERVICES

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

