



DIRECTIONS

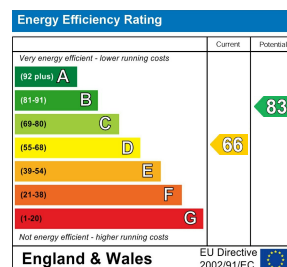
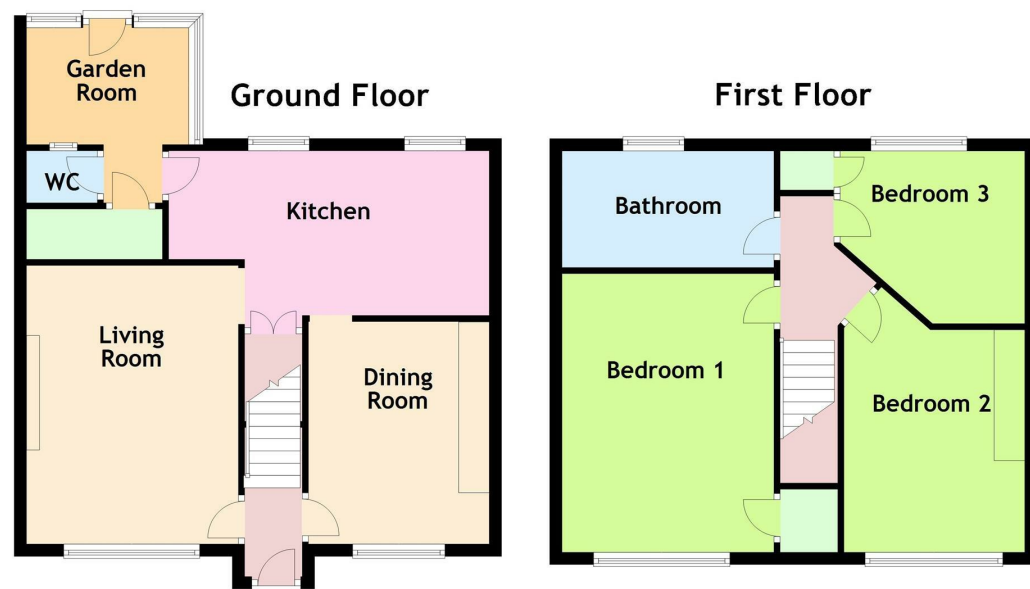
From our Chepstow office proceed up the High Street turning left onto the A48. Take the first right hand turn into Garden City. Proceed along this road taking the third left into Caird Street where you will find the property on the left-hand side.

SERVICES

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

TENURE - FREEHOLD

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



**3 CAIRD STREET, CHEPSTOW, MONMOUTHSHIRE,
NP16 5DX**

3 **1** **2** **D**

£299,950

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.

Offered to the market with the benefit of no onward chain this immaculately presented mid-terraced property retains some original features and is situated in a popular residential location known locally as Garden City. The well-planned layout will no doubt suit a variety of markets and briefly comprises to the ground floor: entrance hall leading to the generous sitting room, dining room, spacious kitchen, WC and garden room, whilst to the first floor there are two double bedrooms, a third single bedroom as well as a modern bathroom. The property further benefits a private driveway providing off street parking, low maintenance gardens to the front with a spacious rear garden. We strongly recommend arranging an internal viewing to appreciate what this property has to offer.

Being situated in Chepstow, a number of facilities are close at hand to include local primary and secondary schools, doctors, dentists and a range of pubs and restaurants. There are good bus, road and rail links with the A48, M4 and M48 motorway networks close at hand.

GROUND FLOOR

ENTRANCE HALL

Composite door leads into reception hall. Stairs to first floor.

DINING ROOM

3.62m x 2.94m (11'10" x 9'7")

A good size reception room with window to front elevation. Feature cast iron fireplace. Wood flooring. Inset shelving.

KITCHEN

2.69m x 5.23m (8'9" x 17'1")

A spacious kitchen appointed with a range of base and eye level storage units with ample work surfacing over and tiled splashbacks.. Island unit. Inset one and a half bowl and

drainer stainless steel sink unit with chrome mixer tap. Built in four ring electric hob with extractor hood over and oven/grill below. Dishwasher and washing machine. Space for fridge/freezer. Understairs storage cupboard. Ceramic tiled flooring. Two windows to rear elevation. Access to:-

REAR LOBBY

Laminate flooring. Door to :-

GROUND FLOOR WC

Low level WC. Frosted window. Spacious storage cupboard.

GARDEN ROOM

2.68m x 1.92m (8'9" x 6'3")

With windows and door to rear elevation. Terracotta flooring.

SITTING ROOM

4.44m x 3.50m (14'6" x 11'5")

A light and airy reception room with window to front elevation. Modern style wood burner with granite hearth. Wood flooring.

FIRST FLOOR STAIRS AND LANDING

Loft access point.

BEDROOM 1

4.42m x 3.48m (14'6" x 11'5")

A double bedroom with window to front elevation. Feature cast iron fireplace with ceramic tiled hearth. Wood flooring. Built in storage cupboard.

BEDROOM 2

3.00m x 3.62m (9'10" x 11'10")

A double bedroom with window to front elevation. Feature panelled wall. Wood flooring.

BEDROOM 3

2.65m x 3.00m (8'8" x 9'10")

A good size bedroom with window to rear elevation. Storage cupboard housing the Worcester gas combination boiler.

BATHROOM

Appointed with a modern three-piece suite to include panelled bath with shower over and glass shower screen, wash hand basin and low level WC inset to vanity storage

unit. Chrome heated towel rail. Ceramic tiled flooring and fully tiled walls. Frosted window to the rear elevation.

OUTSIDE

To the front of the property is a block paved private driveway with wrought iron gates, stone wall and pedestrian path. To the rear is a spacious rear garden with level lawn and raised flower beds, patio area and shed.

SERVICES

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

