



## DIRECTIONS

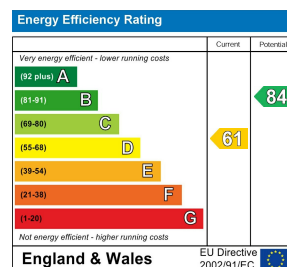
From our Chepstow office proceed up the High Street turning left onto the A48. Turn right into Garden City, continue along Hardwick Avenue where you will see Wye Crescent on your right-hand side and number 18 is on your right.

## SERVICES

All mains services are connected.  
Council Tax Band D

## TENURE - FREEHOLD

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



**18 WYE CRESCENT, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5DW**

**2 1 2 D**

**£200,000**

**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. 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.



Are you looking for a property to renovate? If you are, then this could be the property for you! This end terraced two-bedroom house offers an excellent opportunity to create a modern home, and is located in a quiet cul-de-sac in the popular residential area of Garden City, close to Chepstow town centre. The property briefly comprises of reception hall, sitting room dining room, kitchen and bathroom to the ground floor. The first floor offers two double bedrooms with access to spacious eaves storage. Steps from the pavement lead you through the front garden accessing the house and to the rear there is a private terraced garden. There are numerous footpaths in the area for dog walking.

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**

uPVC door to front elevation leads into a reception hall. Under stairs storage cupboard.

**SITTING ROOM**

**3.68m x 4.37m (12'0" x 14'4" )**

With window to front and rear elevations. Stairs to first floor.

**DINING ROOM**

**2.82m x 4.37m (9'3" x 14'4" )**

With window to front and side elevations.

**KITCHEN**

**1.91m x 4.32m (6'3" x 14'2" )**

Appointed with a range of base and eye level storage units with ample work surfacing over. Ceramic tiled flooring. One bowl and drainer stainless steel sink unit with chrome tap. Inset 4 ring gas hob with extractor hood over and oven under. Space for washing machine. Breakfast bar. Storage cupboard housing boiler. Window to rear elevation.

**BATHROOM**

Appointed with pedestal wash hand basin with chrome taps, low level WC and panelled bath with chrome taps. Frosted window to rear elevation. Part tiled walls.

**REAR LOBBY**

With half glazed door to the rear elevation.

**FIRST FLOOR STAIRS AND LANDING**

With access to both first floor rooms. Loft access point.

**BEDROOM 1**

**3.68m x 4.14m (12'0" x 13'6" )**

A double bedroom with window to front and rear elevations with a large storage cupboard.

**BEDROOM 2**

**2.82m x 4.14m (9'3" x 13'6" )**

A double bedroom with window to front elevation. Built-in cupboard.

**OUTSIDE**

To the front of the property are steps that lead from the pavement to entrance door. Raised borders. To the rear a terraced style garden with steps leading to the top level. Raised borders.

**SERVICES**

All mains services are connected.

**AGENTS NOTE**

Please note - Agent is unaware as whether the gas boiler is working.

