



## DIRECTIONS

From our Chepstow office proceed up Moor street, turning right onto Hardwick Hill. Continue along the hill taking second right on Hardwick Hill opposite Bulwark corner, proceed for 30 yards where you will see the gateway to the Little Hervells on your left.

## 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.

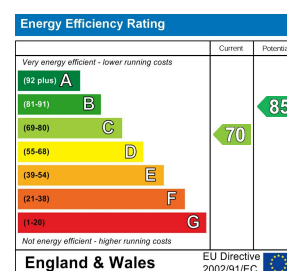


## 4 LITTLE HERVELLS COURT, CHEPSTOW, MONMOUTHSHIRE, NP16 5FF

2 1 1 C

£325,000

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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.



The property comprises a charming former barn/outbuilding which has been tastefully renovated within recent years to provide a comfortable accommodation now offered. The current vendors have also carried out some attractive improvements in recent years to include good quality flooring to the kitchen/family room as well as expensive exterior paving to the garden terrace along with attractive good-quality kitchen with built-in appliances.

The accommodation currently affords principal bedroom along with guest bedroom, spacious living, kitchen/dining area with attractive gardens and ample parking. There is also a useful detached home office in the garden, ideal for home working.

**ENTRANCE LOBBY**

Door to front elevation.

**KITCHEN/FAMILY/LIVING ROOM**

**6.71m x 4.27m overall (22' x 14' overall)**

A charming and characterful room with high level ceilings, extensive range of recently installed kitchen fitments with granite work surfacing and splashbacks, inset stainless steel sink unit, integrated fridge/freezer, microwave, dishwasher and washing machine as well as oven. Attractive limestone flooring, supplied by Mandarin Flooring. Window and barn doors to front elevation.

**GUEST BEDROOM**

**3.25m x 2.46m (10'8" x 8'1")**

A useful guest bedroom or home office if required with glazed stable door window to front elevation. Full height ceiling. Flagstone flooring.

**SHOWER ROOM**

Adjacent to the entrance lobby is a well-appointed shower room with granite effect tiling. Walk-in shower cubicle with rainfall shower and Velux overhead. Storage, wash hand basin, inset mirror and WC.

**PRINCIPAL BEDROOM**

**4.09m x 3.81m (13'5" x 12'6")**

A spacious main bedroom with high level ceilings, extensive range of recently installed good-quality wardrobes and shelving. Glazed barn door to front elevation.

**OUTSIDE**

**GARDENS**

The property is approached by its own driveway finished in brick paviour with ample parking and turning space. Attractive mature hedging offering privacy with green house and useful home office. The garden to the front of the house is attractively terraced with good quality paving and benefits from a hot tub with gazebo, pleasant borders and attractive stone walling.

**SERVICES**

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

**AGENTS NOTE**

The property currently receives its water supply on a shared basis from the neighbouring property.

