



## 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 around to the right, continue along St Ann Street, turning right into Lower Church Street where following the numbering, 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.

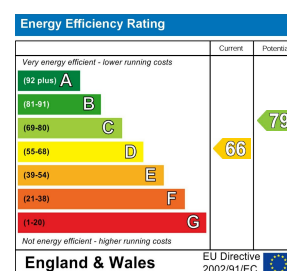


## 8 LOWER CHURCH STREET, CHEPSTOW, MONMOUTHSHIRE, NP16 5HJ

3 3 1 D

£357,000

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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.

Offered to the market with the benefit of no onward chain this beautifully presented end terraced town house has a wealth of original features and offers fantastic accommodation. The property is situated in the historic part of Chepstow town centre, within easy walking distance to the picturesque River Wye and range of amenities. It is currently being run as an Airbnb business and therefore offers great opportunities.

The layout briefly comprises to the ground floor entrance hall, a well-proportioned lounge, kitchen/diner with access to the cellar which is used as a cinema room and storage area. To the first floor a spacious double bedroom and bathroom, whilst the second floor has a further two double bedrooms both with en-suite shower room. The property also benefits from a private low maintenance courtyard to the rear and a useful storage shed with power.

We would strongly recommend arranging an internal viewing to appreciate what this property has to offer.

**GROUND FLOOR**

**ENTRANCE HALL**

With door to front elevation. Slate tiled flooring.

**SITTING ROOM**

**3.38m x 3.20m (11'1" x 10'5")**

Window to front elevation. Wooden flooring. Feature fireplace. Handy storage and shelving.

**OPEN PLAN KITCHEN/DINER**

**4.33m x 3.10m (14'2" x 10'2")**

Appointed with a range of base and eye level storage units with wooden work tops over and Mosaic style tiled

splashbacks. Inset Belfast sink with chrome mixer tap. Four ring gas hob with oven below. Built-in dishwasher and space for fridge and washing machine. Cupboard housing gas combination boiler (installed towards the end of 2023). Windows and door to rear courtyard garden. Slate tiled flooring. Access to :-

**CELLAR**

**2.80m x 6.03m overall (9'2" x 19'9" overall)**

Currently being used as a cinema room and extra storage space.

**FIRST FLOOR STAIRS AND LANDING**

Stairs to second floor.

**BEDROOM 1**

**4.47m x 3.14m (14'7" x 10'3")**

A spacious double bedroom with window to front elevation. Feature brick wall and fireplace with cast iron inset. Beamed ceiling.

**BATHROOM**

**4.43m x 2.43m max (14'6" x 7'11" max)**

Comprising a three-piece suite to include low level WC and pedestal wash hand basin with chrome taps and tiled splashbacks, panelled bath with chrome taps and shower over with glass shower screen and tiled walls. Frosted windows to rear elevation. Storage cupboard.

**SECOND FLOOR STAIRS AND LANDING**

**BEDROOM 2**

**4.31m x 3.16m (14'1" x 10'4")**

A double bedroom with window to rear elevation. Door to:-

**EN-SUITE SHOWER ROOM**

Comprising a three-piece suite to include pedestal wash hand basin with chrome taps and tiled splashback, low level WC and shower cubicle with electric shower over with folding shower door and tiled splashback. Feature brick wall. Chrome heated towel rail. Wood effect flooring.

**BEDROOM 3**

**3.24m x 3.17m (10'7" x 10'4")**

A spacious double bedroom with window to front elevation. Loft access point. Door to :-

**EN-SUITE SHOWER ROOM**

Comprising a three-piece suite to include wall mounted wash hand basin with chrome taps and tiled splashbacks, low level WC and shower cubicle with electric shower over and folding glass shower screen and tiled walls. Chrome heated towel rail. Wood effect flooring.

**OUTSIDE**

To the rear of the property is a paved patio area and an area laid to stones. At the bottom of the garden is a secure shed with power.

**SERVICES**

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

