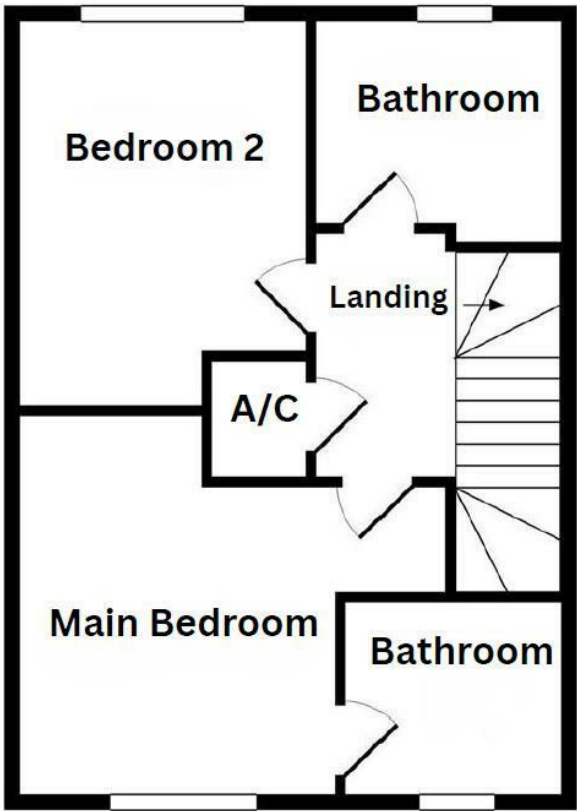


DIRECTIONS

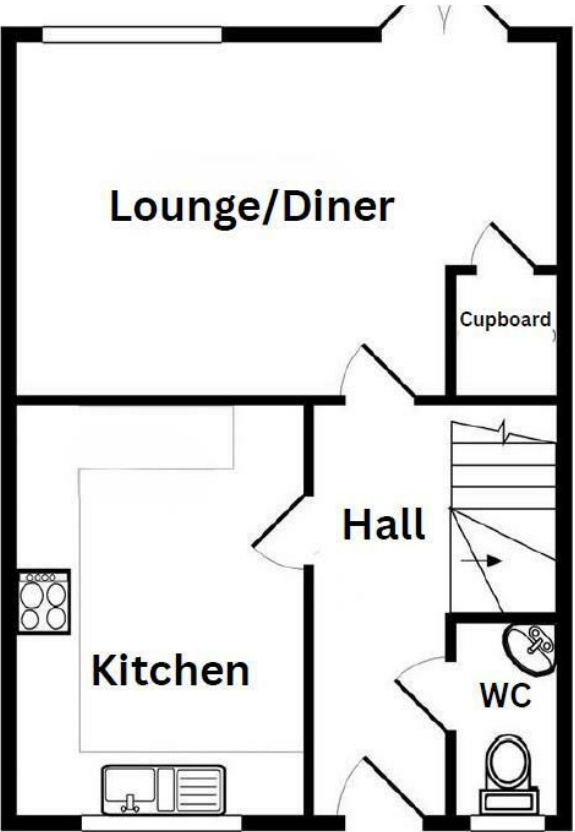
From our Chepstow office proceed up the High Street, turning right onto the A48. Proceed along this road to the main St. Lawrence roundabout, taking the second exit. Proceed down the by-pass where at the next roundabout, take the first exit towards Thornwell. At the next roundabout, take the third exit passing Tesco Express on your right hand side. Take the next right hand turn, proceed along this road taking the left hand turn for James Stephens Way and then take the next left hand turn into Samuel Rogers Crescent where, following the numbering, you will find the property.

TENURE - FREEHOLD

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



1st Floor



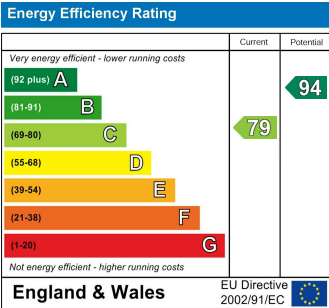
Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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.



14 SAMUEL RODGERS CRESCENT, THORNWELL,  
CHEPSTOW, MONMOUTHSHIRE, NP16 5GB

2 2 1 C

£245,000

Sales: 01291 629292  
E: sales@thinkmoon.co.uk

This well presented mid-terraced property has recently been updated to include replacement kitchen and en-suite shower room, set within the quiet cul-de-sac of Samuel Rodgers Crescent, in Thornwell. To the front, the property benefits from allocated parking with pathway leading to the entrance door. Internally the property comprises to the ground floor: reception hall with access to the modern kitchen, WC and living/dining room. To the first floor are two bedrooms, one benefitting from en-suite facilities as well as a separate family bathroom. To the rear, the property benefits from terraced, enclosed gardens, mainly laid to paving, creating a low maintenance space to enjoy.

Being situated in Thornwell, a wide range of local facilities are close at hand to include primary school, shops and local pub, with a further abundance of facilities in nearby Chepstow. There are good bus, road and rail links with the A48, M4 and M48 motorway networks, bringing Bristol, Cardiff and Newport all within commuting distance.

**GROUND FLOOR**

**ENTRANCE HALL**

New composite front door with glazed panels to front elevation. Wooden effect flooring. Stairs to first floor.

**CLOAKROOM/WC**

With low-level WC and pedestal corner wash hand basin with chrome taps and tiled splashbacks. Frosted window to front elevation.

**KITCHEN**

**3.16m x 2.25m (10'4" x 7'4")**

Recently installed stylish kitchen appointed with a matching range of base and eye level storage units with work surfacing over. Inset one bowl and drainer sink unit with mixer tap. Four ring electric hob with concealed extractor hood over and glass splashback. Eye-level oven and space for microwave above. Space for washing machine and dishwasher. Integrated fridge/freezer. Window to front elevation.

**SITTING/DINING ROOM**

**4.41m x 3.67m (14'5" x 12'0")**

Spacious reception room with window and French door to rear garden. Wood effect flooring. Understairs storage cupboard.

**FIRST FLOOR STAIRS AND LANDING**

Loft access point to a partially boarded loft with integrated ladder. Airing cupboard.

**BEDROOM 1**

**2.95m x 2.68m minimum (9'8" x 8'9" minimum )**

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

**EN-SUITE SHOWER ROOM**

Recently updated and now comprising low-level WC, corner shower unit with chrome shower attachments and wash hand basin inset to vanity storage with chrome mixer tap. Heated towel rail. Aqua panels to walls.

**BEDROOM 2**

**3.35m x 2.39m maximum (10'11" x 7'10" maximum )**

A double bedroom with window to rear elevation.

**BATHROOM**

Appointed with a three-piece suite to include panelled bath with chrome mixer tap, chrome shower attachment, glass shower screen and tiled surround, low-level WC and a pedestal wash hand basin with chrome taps and tiled splashbacks. Frosted window to rear elevation.

**PARKING**

At the front of the property there are two allocated parking spaces.

**GARDEN**

To the front is an area laid to lawn with steps leading up to entrance door. The rear garden features a paved patio bordered by stone chippings, with steps to a second paved patio with artificial lawn. Additional steps lead to the top of the garden with seating area.

**SERVICES**

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

