

## DIRECTIONS

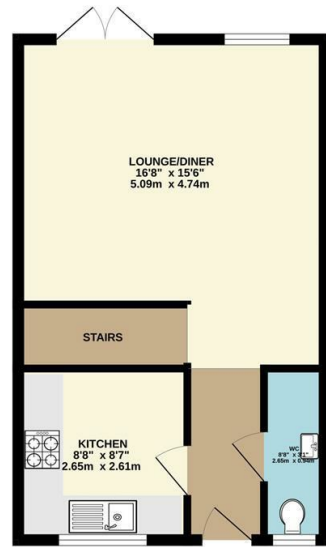
From our Chepstow office proceed along the Wye Valley Road into the village of St. Arvans, as you enter the village take the first turning on your right-hand side into the private driveway immediately before the nursery. Follow the drive around bearing to your left, carry straight on to the gravel parking area, where you will see 2 Florence Gardens on your left-hand side.

## TENURE - FREEHOLD

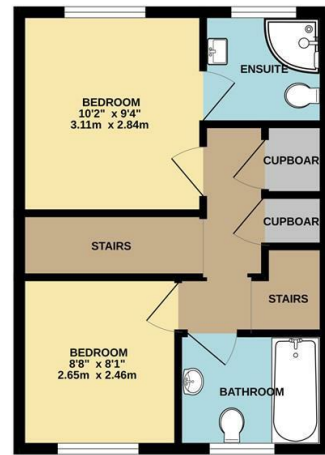
You are recommended to have this verified by your legal advisors at your earliest convenience.



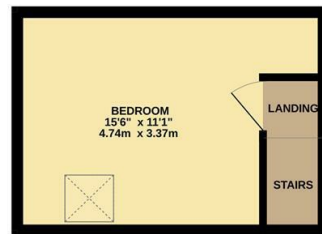
GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



2ND FLOOR  
172 sq.ft. (16.0 sq.m.) approx.



TOTAL FLOOR AREA: 910 sq.ft. (84.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



# 2 FLORENCE GARDENS, ST. ARVANS, CHEPSTOW, MONMOUTHSHIRE, NP16 6DN



**£259,950**

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

Moon&Co. are delighted to offer to the market this mid-link property occupying a pleasant position within this small, quiet cul-de-sac, located in the centre of St. Arvans, a very pretty village on the periphery of the famous Wye Valley, an area designated of outstanding natural beauty, yet enjoying excellent access to the historic town of Chepstow with its attendant range of facilities, as well as good road links from the M48, offering excellent commuting possibilities.

The property briefly comprises to the ground floor entrance hall, cloakroom/WC, kitchen and lounge/diner. Whilst to the first floor are two bedrooms (one en-suite) along with family bathroom and to the second floor a further bedroom. The property benefits allocated parking space and a courtyard style garden to the rear.

## GROUND FLOOR

### ENTRANCE HALL

Door to front elevation. Tiled flooring.

### CLOAKROOM/WC

Wash hand basin and low-level WC. Frosted window to front elevation. Heated towel rail. Tiled flooring.

### KITCHEN

**2.62m x 2.62m (8'7" x 8'7")**

Appointed with a matching range of base and eye level storage units with ample work surfacing over and tiled splashbacks. Inset one and a half bowl and drainer stainless steel sink unit with mixer tap. Fitted appliances to include dishwasher, four ring gas hob (LPG) with concealed extractor over and electric oven below, fridge and freezer along with space for washing machine. Window to front elevation. Tiled flooring.

### LOUNGE/DINER

**4.72m x 4.14m (15'6" x 13'7")**

A bright and airy reception room with window and French doors to the rear. Stairs to first floor.

### FIRST FLOOR STAIRS AND LANDING

With over stairs storage cupboard and linen cupboard.

### BEDROOM 1

**3.05m x 2.95m (10' x 9'8")**

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

### EN-SUITE SHOWER ROOM

Appointed with a three-piece suite comprising step-in shower cubicle, low-level WC and wash hand basin. Part-tiled walls and tiled flooring. Window to rear elevation.

### BEDROOM 2

**2.64m x 2.44m (8'8" x 8')**

A single bedroom with window to front elevation.

### BATHROOM

Appointed with a three-piece suite comprising panelled bath with shower mixer, low-level WC and wash hand basin. Part-tiled walls and tiled flooring. Frosted window to front elevation.

### SECOND FLOOR STAIRS AND LANDING

### BEDROOM 3

**3.35m x 3.30m (11' x 10'10")**

A useful additional room which could be used either as a third bedroom or home office, with Velux sky light.

### PARKING

To the front communal parking with space for one vehicle.

### GARDENS

The property benefits from a courtyard garden to the rear.

### SERVICES

Mains water, electricity and drainage. LPG gas central heating.

