



### 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 round 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 right hand side.

### SERVICES

All mains services are connected, to include mains gas central heating. Permit parking at a carpark a short walking distance away. Approximately £80 per annum. Council Tax Band TBC

### TENURE - FREEHOLD

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

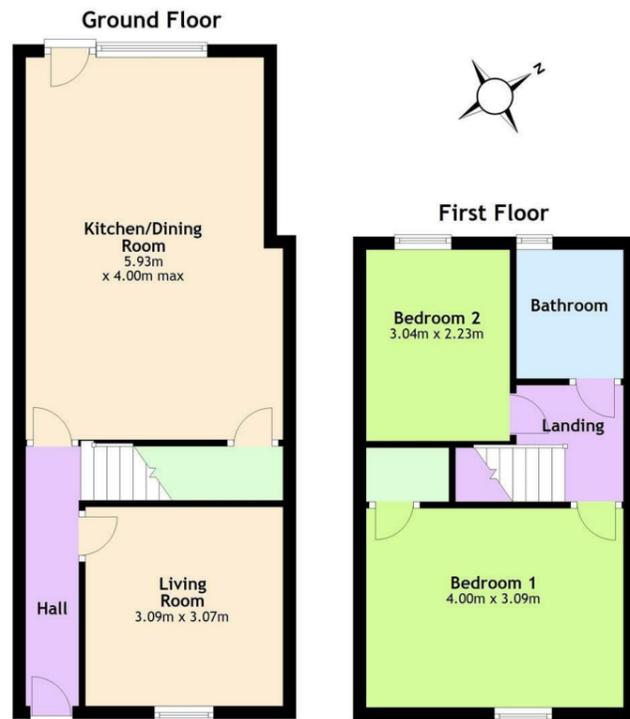


# 39 LOWER CHURCH STREET, CHEPSTOW, MONMOUTHSHIRE, NP16 5HJ



## £264,000

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			82
(81-91) B			
(69-80) C			
(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	

**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.

Situated on sought-after Lower Church Street in the heart of a charming historic town, just a short walk from the riverfront and local amenities, this beautifully presented mid-terrace cottage offers a fantastic opportunity for a range of buyers.

The accommodation includes a welcoming entrance hall, a spacious lounge, and a stylish open-plan kitchen/dining room on the ground floor. Upstairs features two double bedrooms - one with a glimpse of Chepstow Castle - and a brand new modern bathroom.

Additional highlights include uPVC double glazing, a gas combi boiler, and a sunny, west-facing courtyard with private gated rear access.

Stylish, low-maintenance, and ready to enjoy from day one - with the added benefit of no onward chain.

## GROUND FLOOR

### ENTRANCE HALL

uPVC door leads into the entrance hall. Stairs to first floor. Fully tiled flooring.

### LOUNGE

**3.09m x 3.07m (10'1" x 10'0")**

A well-proportioned reception room with window to front elevation.

### OPEN PLAN KITCHEN/DINING ROOM

**5.93m x 4.00m max (19'5" x 13'1" max)**

### DINING AREA

A generous space with room for a family dining table and chairs, ideal for everyday meals or entertaining. Includes a useful understairs storage cupboard with fitted shelving.

## KITCHEN AREA

Beautifully appointed with an extensive range of fitted wall and base units, complemented by solid oak worktops and a tiled splashback. Features a freestanding gas Range cooker with overhead extractor, an inset 1.5 bowl stainless steel sink with mixer tap, and integrated full-height fridge/freezer, dishwasher, and washing machine. uPVC door and window provide outlook and access to the rear courtyard. The entire kitchen and dining space is finished with practical, fully tiled flooring.

## FIRST FLOOR STAIRS AND LANDING

Providing access to all first-floor rooms. Loft access point leading to a part boarded loft.

## PRINCIPAL BEDROOM

**4.00m x 3.09m (13'1" x 10'1")**

A very well-proportioned double bedroom with window to front elevation. Built-in over stairs cupboard with inset shelving.

## BEDROOM 2

**3.04m x 2.23m (9'11" x 7'3")**

A double bedroom with window to the rear elevation. Fitted shelving.

## BATHROOM

Fitted with a stylish, contemporary suite comprising a panelled bath with mains-fed shower over, featuring a waterfall shower head and separate handheld attachment, all set against a fully tiled surround. Includes a wash hand basin inset into a sleek vanity unit with mixer tap, and a low-level WC. Additional features include a heated towel rail, a frosted rear-facing window, and a built-in cupboard housing the gas combination boiler.

## OUTSIDE

The rear of the property features a low-maintenance, west-facing courtyard with a level paved patio — ideal for outdoor dining, entertaining, or relaxing in the afternoon sun. Fully enclosed by timber fencing and original stone and brick walls, with a private gated access to the rear.

