



DIRECTIONS

From Chepstow town centre proceed up the High Street, through the town arch, continuing up Moor Street to the junction, turning left onto the A48. Take the first right into Garden City, following the road down the hill turning right into Hughes Crescent where 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.



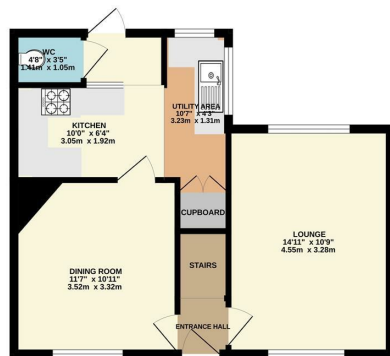
**33 HUGHES CRESCENT, CHEPSTOW,
MONMOUTHSHIRE, NP16 5DY**

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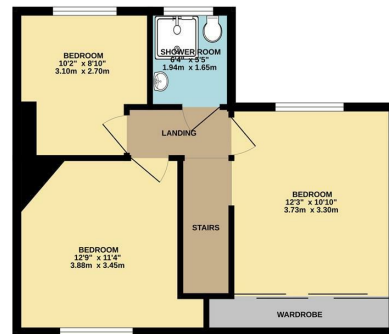
£275,000

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

GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.

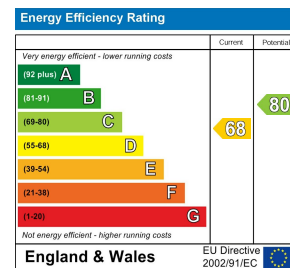


1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 917 sq.ft. (85.2 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 errors, 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.
Made with floorplan 120224



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.

33 Hughes Crescent comprises of a spacious terraced family home, situated towards the end of a quiet cul-de-sac in this popular residential area. The property briefly comprises of two reception rooms, kitchen and WC to the ground floor and three bedrooms along with an updated shower room to the first floor. Outside, the property offers a private garden to the rear, and garden with off road parking for two vehicles at the front.

Being situated in Garden City, the town centre of Chepstow is a short walk away with a range of pubs, restaurants and shops as well as local primary and secondary schools, doctors and dentists. There are good bus, road and rail links with the A48, M4 and M48 motorway networks close at hand bringing Bristol, Cardiff and Newport within commuting distance.

GROUND FLOOR

ENTRANCE HALL

With door to front elevation. Stairs to first floor.

SITTING ROOM

4.55m x 3.28m (14'11" x 10'9")

A bright reception room with dual aspect uPVC windows to front and rear elevations.

DINING ROOM

3.52m x 3.32m (11'6" x 10'10")

uPVC window to front elevation. Wood flooring. Feature cast-iron fireplace.

KITCHEN

3.05m x 1.92m (10'0" x 6'3")

Appointed with a range of base and eye level storage units with marble effect worktops over. Tiled splashbacks and ceramic tiled flooring. Fitted appliances include five ring gas hob and eye level double oven. Window to rear lobby.

UTILITY AREA

3.23m x 1.31m (10'7" x 4'3")

Appointed with a range of base storage units with marble effect worktops over. Inset one and a half bowl and drainer stainless steel sink unit with chrome mixer tap. Space for washing machine and fridge/freezer. Wall mounted gas combi boiler. Understairs storage cupboard. uPVC windows to side and rear elevations.

REAR LOBBY

Half glazed frosted uPVC door leading to the rear garden.

GROUND FLOOR WC

Modern style WC with aqua board panels. Tiled floor. Low level WC. Frosted uPVC window to rear elevation.

FIRST FLOOR STAIRS AND LANDING

BEDROOM 1

3.73m x 3.30m (12'2" x 10'9")

A double bedroom with built-in wardrobes. uPVC window to rear elevation with views over the rear garden.

BEDROOM 2

3.88m x 3.45m (12'8" x 11'3")

A double bedroom with original cast-iron fire place. uPVC window to front elevation.

BEDROOM 3

3.10m x 2.70m (10'2" x 8'10")

A double bedroom which is currently being utilised as the home office. uPVC window to rear elevation.

SHOWER ROOM

Appointed with a three-piece suite to include double step-in

shower unit with chrome mains fed shower over, pedestal wash hand basin inset into vanity storage unit with chrome mixer tap and low level WC. Part tiled and aqua board panelled walls. Frosted uPVC window to rear elevation.

OUTSIDE

To the front of the property are two parking spaces with steps leading down to a lawned area and pathway to the front entrance. To the rear is a raised decked area with steps down to a lawned garden with mature borders and a garden shed.

SERVICES

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

