



## DIRECTIONS

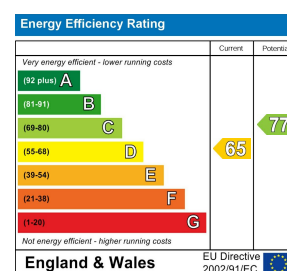
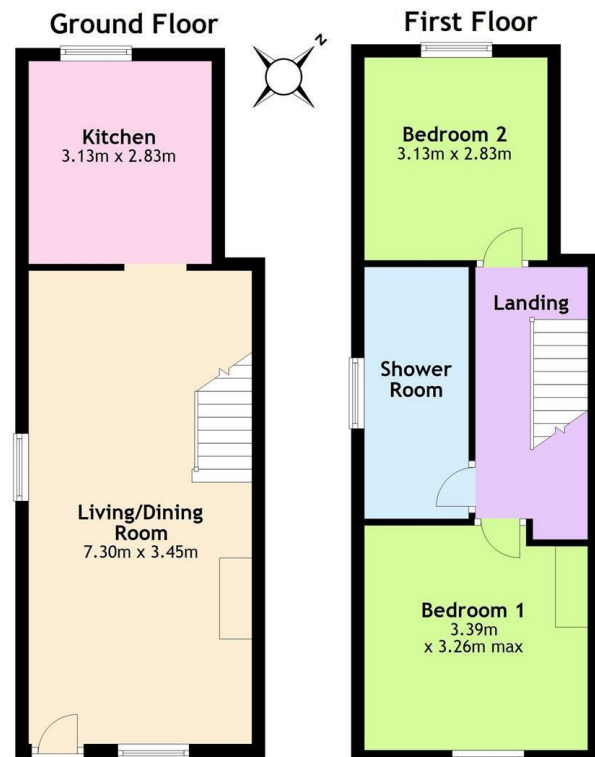
From our Chepstow Office, turn left and follow Bank Street down to Hocker Hill Street, where you will find the property on the left hand side.

## SERVICES

All mains services are connected to include gas central heating.  
Council tax band D.

## TENURE - FREEHOLD

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



**5 HOCKER HILL STREET, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5ER**



**£250,000**

**Sales: 01291 629292  
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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.



Situated in a highly desirable town centre location within the historic part of Chepstow, this character two-bedroom mid-terraced cottage is offered to the market with the benefit of no onward chain and offers deceptively spacious living accommodation that will no doubt suit a variety of markets. The property is arranged over two floors and briefly comprises to the ground floor a sizeable open plan living/dining room with feature wood burner leading through to a good size fully fitted modern kitchen whilst to the first floor there are two double bedrooms and a large shower room with option to create a four piece bathroom suite if desired. The property further benefits a private gated side pedestrian access leading to a private rear courtyard garden as well as uPVC double glazing throughout and a gas combi boiler.

The property is situated on a quiet pedestrian lane within a stone's throw of an extensive range of shops bars and restaurants, train and bus stations, as well as retaining excellent access to the motorway network for the everyday commuter. We would strongly recommend arranging an internal viewing to appreciate what this property has to offer.

**GROUND FLOOR**

**LIVING/DINING ROOM**

**7.30m x 3.45m (23'11" x 11'3")**

A uPVC front door leads directly into the sizeable lounge/dining room providing a very well-proportioned double reception space. The lounge area with feature freestanding wood burner on slate hearth with attractive exposed stone surround, and large window to the front elevation. The dining area provides a further fantastic reception space enjoying contemporary open plan living with large window to the side elevation. Staircase leading to the first floor landing. Wood effect laminate flooring. Archway to:-

**KITCHEN**

**3.13m x 2.83m (10'3" x 9'3")**

Fitted with a range of modern base units with ample wood effect laminate worktop and tiled splashback. Inset ceramic single bowl sink with drainer and chrome mixer tap. Integrated appliances to include four ring gas hob with stainless steel extractor hood over and electric oven/grill beneath. Freestanding under counter washing machine and under counter fridge with freezer compartment. Wall mounted Zanussi gas combi boiler. Window to the rear elevation overlooking the private courtyard garden. Wood effect laminate floor.

**FIRST FLOOR STAIRS AND LANDING**

Direct access to all first floor rooms and loft access point. Wood effect laminate floor.

**BEDROOM 1**

**3.39m x 3.26m maximum (11'1" x 10'8" maximum)**

A good sized double bedroom with window to the front elevation and wood effect laminate floor.

**BEDROOM 2**

**3.13m x 2.83m (10'3" x 9'3")**

A second spacious double bedroom with wood effect laminate floor and window to rear elevation.

**SHOWER ROOM**

A really good size room offering fantastic potential to insert a bath and enjoy a four-piece suite if desired. Currently comprising a walk-in shower cubicle with wall-mounted mains fed shower unit and PVC surround, wash hand basin inset to vanity unit and low-level WC. Wood effect laminate floor and half-tiled walls. Frosted window to the side elevation.

**OUTSIDE**

The property benefits from gated pedestrian access to one side, between number 5 and number 6, which leads to a small private courtyard garden laid to paving slabs which provides an ideal spot for al fresco dining and relaxing, also offering everyday convenient low maintenance.

**SERVICES**

All mains services are connected to include gas central heating.

