



### DIRECTIONS

From Chepstow town centre proceed up Moor Street, turning left onto the A48. Proceed to the traffic lights turning right prior to Tesco Supermarket. Take the first right hand turn and then first left proceeding up School Hill. Take the first left into Beaufort Place where following the numbering you will find the property.

### SERVICES

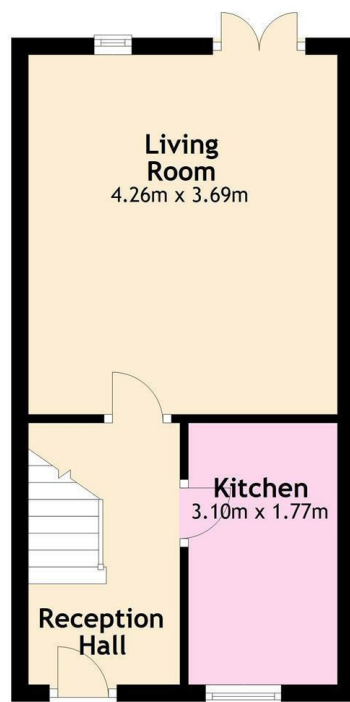
All mains services are connected, to include mains gas central heating.  
Council Tax Band D.

### TENURE - FREEHOLD

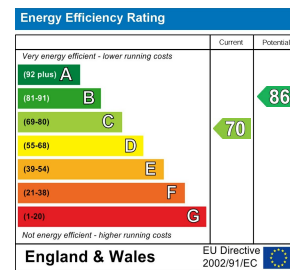
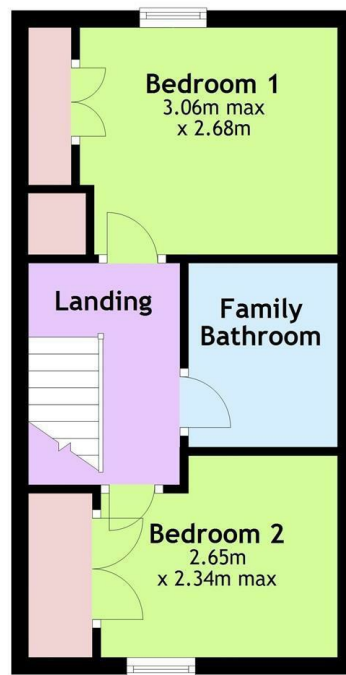
You are recommended to have this verified by your legal advisors at your earliest convenience.



Ground Floor



First Floor



**1 BEAUFORT PLACE, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5PE**



**£215,000**

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.

Offered to the market with the benefit of no onward chain, this two double bedroom, end of terrace property occupies a popular town location, thus being within walking distance to train and bus stations, as well as an extensive range of amenities and schooling but also retaining excellent access to the motorway network for the commuter. The current well planned living accommodation briefly comprises to the ground floor; entrance hall, fully fitted kitchen and an open plan living/dining room with patio doors to the rear garden, whilst to the first floor there are two double bedrooms, both benefiting built-in wardrobes along with a family bathroom. The property further benefits a private low maintenance south-easterly facing rear garden and private allocated off street parking. The property will no doubt suit a variety of markets to include first time buyers, professional couples, young families or indeed as an excellent investment opportunity. We would therefore strongly recommend an internal viewing to appreciate what this property has to offer.

## GROUND FLOOR

### ENTRANCE HALL

With staircase leading to first floor landing and useful understairs storage area.

### KITCHEN

**3.10m x 1.77m (10'2" x 5'9")**

Appointed with a good range of wall and base units with laminate worktop over and tiled splashbacks. Four ring gas hob with extractor hood over and electric oven/grill beneath. Under counter fridge/freezer along with space and plumbing for a washing machine. Inset stainless steel sink with drainer. Wall-mounted Valiant gas combi boiler. Tiled flooring. Window to front aspect.

### LOUNGE/DINING ROOM

**4.26m x 3.69m (13'11" x 12'1")**

A well-proportioned reception space providing plenty of space for living and dining. Window and patio doors to rear garden.

### FIRST FLOOR STAIRS AND LANDING

Loft hatch and built-in airing cupboard with inset shelving.

### BEDROOM 1

**3.06m x 2.68m (10'0" x 8'9")**

A good sized double bedroom with window to rear aspect. Useful built-in wardrobe.

### BEDROOM 2

**2.65m x 2.34m (8'8" x 7'8")**

A smaller double bedroom with window to front elevation enjoying elevated open views across Chepstow town centre and towards surrounding countryside, built-in wardrobe.

### BATHROOM

A neutral suite to include panelled bath with mains fed shower over, pedestal wash hand basin with chrome taps and low-level WC. Half tiled walls.

### GARDENS

To the front of the property, steps lead up to the entrance door. The rear garden enjoys a sunny south-easterly aspect and comprises a paved patio area leading to a low-maintenance area, laid to lawn bordered by a range of mature plants and shrubs. The rear garden is fully enclosed by timber fencing and wire fencing. The property also benefits side gated pedestrian access leading out to the allocated parking for one vehicle.

### SERVICES

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

