



DIRECTIONS

From our Chepstow office proceed up Moor Street, turning left onto the A48. Proceed to the traffic lights turning right before Tesco Supermarket. Take the first right hand turn and then first left proceeding up School Hill. Take the first left into Beaufort Place where you will find the property ahead at the end of the cul-de-sac.

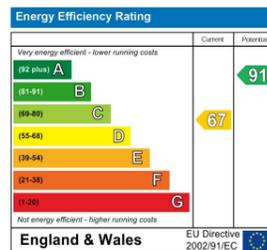
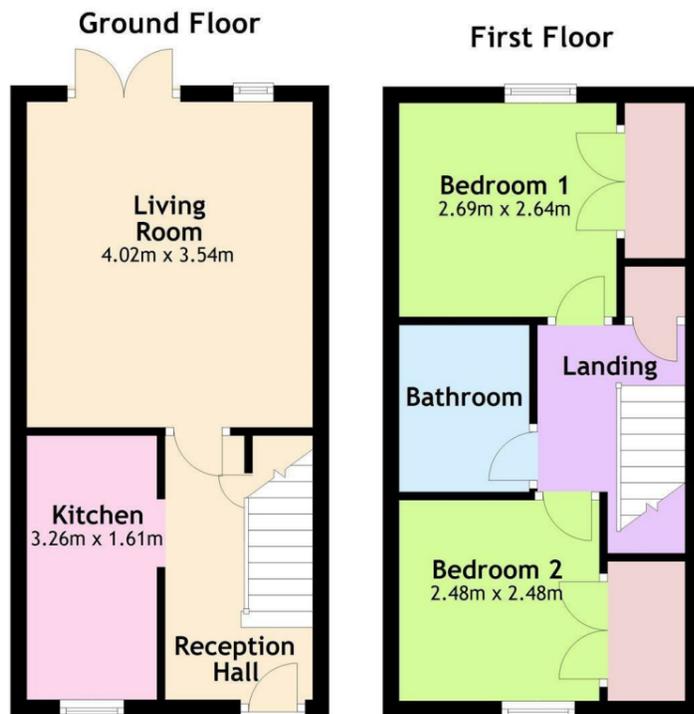
SERVICES

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

2021/2022 Council Tax Band D

TENURE - FREEHOLD

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



13 BEAUFORT PLACE, CHEPSTOW, MONMOUTHSHIRE, NP16 5PE



OFFERS IN EXCESS OF £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. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and finishes.

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 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 regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Moon & Co are delighted to offer to the market this mid terrace property situated within a popular area of Chepstow. Located a short walk from the town centre, the property offers reception hall with access to the kitchen and living room. To the first floor are two double bedrooms and family bathroom. Outside the property benefits from an allocated parking space and private rear garden.

Being situated in Chepstow a range of local facilities are close at hand to include primary and secondary schools, shops, pubs and restaurants. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within easy commuting distance.

GROUND FLOOR

RECEPTION HALL

Timber glazed front door leading to reception hall with access to first floor.

KITCHEN

10'8" x 5'3"

Appointed with a matching range of base and eye level storage units with wood effect worktops. With space for cooker, washing machine and fridge/freezer. Also fitted with inset one bowl and drainer stainless steel sink unit with chrome mixer tap, ceramic tiled splashbacks and vinyl flooring. Timber glazed window to front elevation.

LIVING ROOM

13'2" x 11'7"

A spacious reception room with window and French doors leading to garden.

FIRST FLOOR STAIRS AND LANDING

With access to bedrooms and family bathroom.

BEDROOM 1

8'9" x 8'7"

A double bedroom with window to rear elevation and double fitted wardrobe.

BEDROOM 2

8'1" x 8'1"

With window to front elevation and double fitted wardrobe.

BATHROOM

Comprising a three-piece white suite to include low-level WC, pedestal wash hand basin with chrome taps and panelled bath with chrome mixer tap and shower attachment. Also fitted with ceramic tiled walls and vinyl flooring.

OUTSIDE

To the front the property benefits from allocated parking space and with steps leading to the front entrance door. The rear gardens offer a private secluded position, predominantly laid to lawn.

