



CHEPSTOW

Guide price **£450,000**



ARCHER & CO

12 ST. ANN STREET

Chepstow, Monmouthshire NP16 5HE



4 bed terraced property
Situated in Chepstow Town centre
Three-storey Georgian townhouse

12 St Ann Street is home to a delightful terrace, three-story Georgian townhouse, rich with period features.

This property is situated near the renowned River Wye and the beautiful Wye Valley. Just opposite lies a large park with the town bandstand, ideal for enjoying scenic riverside walks. Conveniently close to the town centre, the property benefits from a variety of local amenities, including shops, cafés, bars, and restaurants, as well as nearby junior and comprehensive schools.

Excellent transport links are within easy reach, with bus, road, and rail services connecting to the A48, M48, and M4 motorway networks, making Newport, Cardiff, and Bristol easily accessible for commuters.



Guide price
£450,000



KEY FEATURES

- Four Bedroom Georgian Town House
- Beautifully presented Grade II listed property
- Situated in the heart of Chepstow town centre
- Two Large reception rooms with feature fireplaces
- Level and enclosed rear garden
- Principal bedroom with ensuite



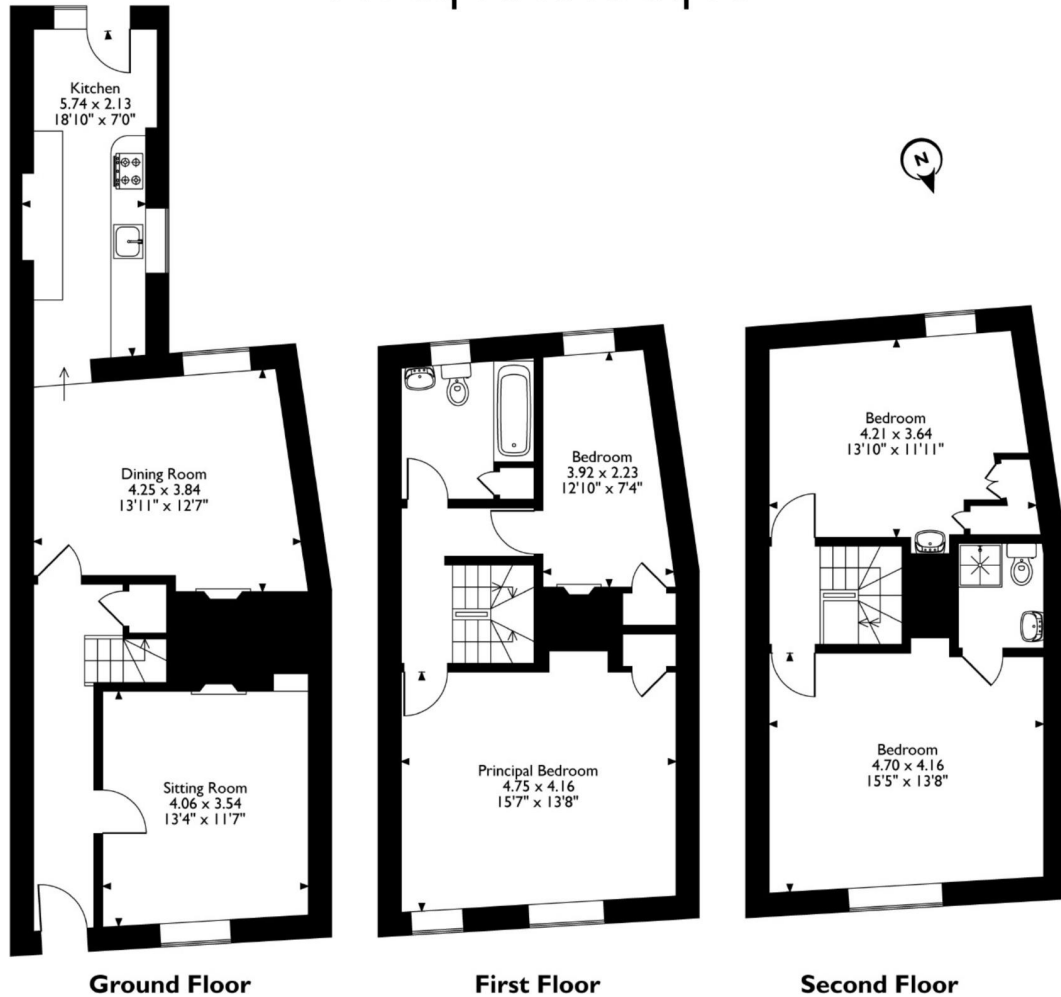
STEP INSIDE



This property beautifully balances original Georgian character with modern updates, showcasing features like original doors, high ceilings, and a striking slate-feature fireplace in the front reception room.

The formal dining room with wooden floors and a brick fireplace creates a warm, inviting space, while just off this room you have a galley kitchen with Shaker-style kitchen units offer both charm and functionality with rear access to the rear garden and patio area.

Approximate Gross Internal Area 141 Sq M/1518 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Ascending the original spiral staircase, the first floor reveals character-filled bedrooms and a family bathroom, leading to two spacious double bedrooms on the second floor.

The second floor has the principal bedroom with the ensuite shower room and has a wealth of character with a vaulted ceiling and A beams. Also overlooks the front aspect of the property toward the river frontage.

STEP OUTSIDE



To the front elevation, the property has a low maintenance area with a wrought iron fence and gate. To the enclosed rear garden with a natural stone wall to boundary, a flagstone sun terrace to sit and enjoy the afternoon sun and a well-maintained lawn area with mature shrubbed borders giving plenty of privacy. Easy rear access to the rear public carpark. The nearby bandstand in the park adds a charming bonus, providing easy access to live performances or a peaceful stroll. This is an ideal spot for community enjoyment, just steps away from your doorstep.

AGENT'S NOTE:

There is access at the rear to a Monmouthshire County Council car park and parking is available via a resident's permit - details and costs available at <https://www.monmouthshire.gov.uk/car-parks/parking-permits/residential-parking-permits>.

INFORMATION

Postcode: NP16 5HE
Tenure: Freehold
Tax Band: F
Heating: Gas
Drainage: TBC
EPC: E





DIRECTIONS

From our Chepstow office proceed down the High Street into Bridge Street, continue down Bridge Street, pass the castle on your left, then bearing right into St Ann Street where you will find number 12 St Ann Street on your right-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		50	
England & Wales		EU Directive 2002/91/EC	

30 High Street, Chepstow, NP16 5LJ
 01291 626262
 chepstow@archerandco.com
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.