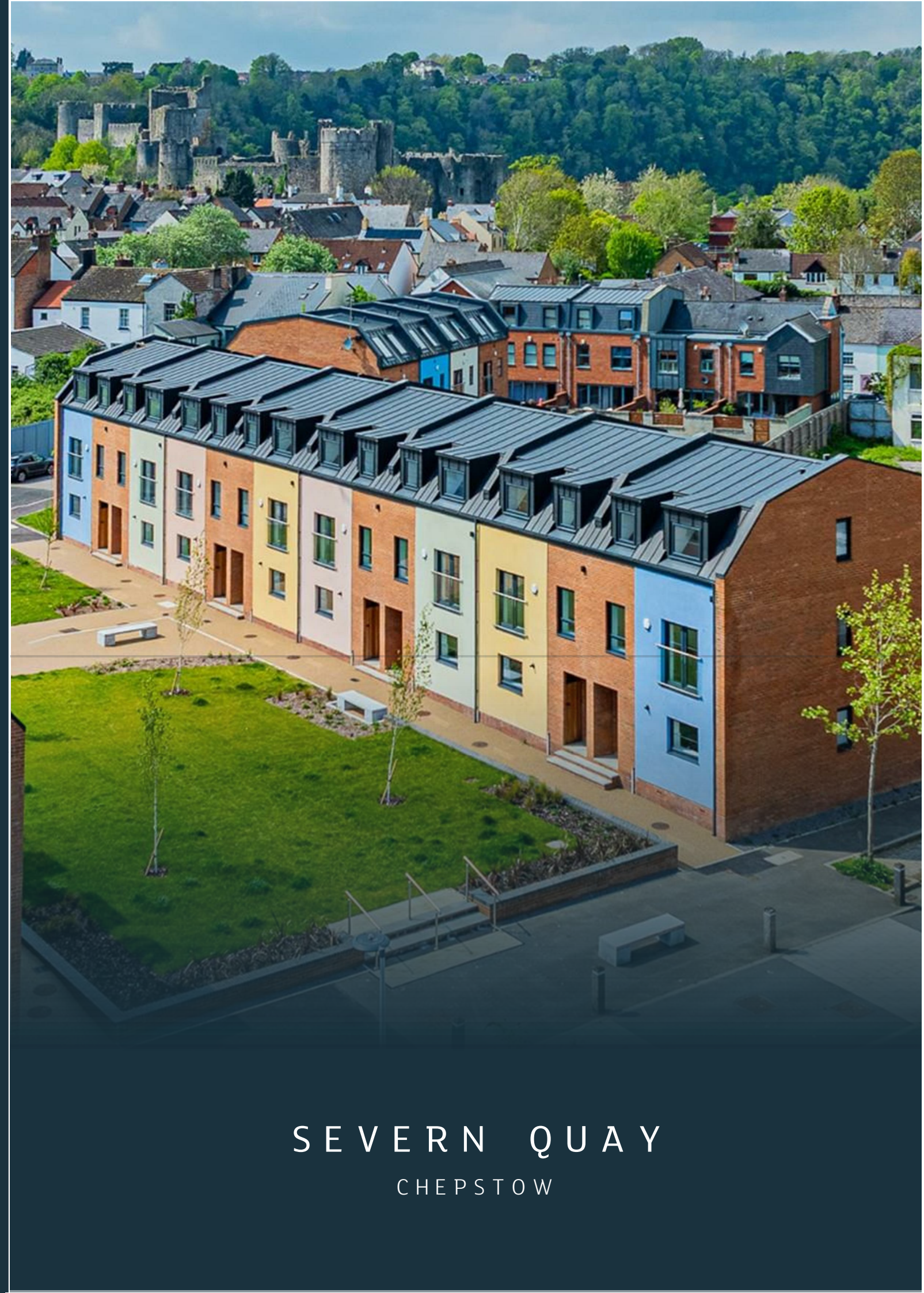


*Proud to be  
Independent &  
Family Run*

**JeffreyRoss**  
& THE PROPERTY OUTLET



SEVERN QUAY  
CHEPSTOW





- ENTRANCE HALLWAY
- DOWNSTAIRS WC
- KITCHEN AREA  
3.97m x 3.11m (13'0" x 10'2")
- OPEN PLAN LIVING AND DINING  
5.38m x 4.96m (17'7" x 16'3")
- GARDEN
- TO THE FIRST FLOOR
- BEDROOM TWO  
5.38m x 3.50m (17'7" x 11'5")
- FAMILY BATHROOM
- BEDROOM THREE  
5.38m x 3.20m (17'7" x 10'5")
- TO THE SECOND FLOOR
- MASTER BEDROOM  
8.86m x 5.38m (29'0" x 17'7")
- DRESSING AREA
- ENUSUITE
- PARKING
- TENURE
- COUNCIL TAX
- WARRANTY
- SPECIFICATION
- SCHOOL CATCHMENTS










## SEVERN QUAY

CHEPSTOW, NP16 5FG - £500,000

 3 Bedroom(s)  3 Bathroom(s)  1495.64 sq ft

LTT - Land transaction tax contribution, limited time only, subject to contract  
Welcome to this stunning new build townhouse located in the desirable Severn Gardens, Chepstow. This contemporary property, completed in 2025, offers a perfect blend of style and functionality, making it an ideal home for families or professionals alike.

As you step inside, you will be greeted by a light and spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home. The townhouse boasts three well-appointed bedrooms, providing ample space for relaxation and privacy. Each of the three bathrooms is designed with modern fixtures, ensuring comfort and convenience for all residents.

One of the standout features of this property is its 10-year warranty, offering peace of mind for your investment. The stylish design and thoughtful layout create an inviting atmosphere, making it easy to envision your life in this beautiful home.

Situated just a short drive from Aztec West, this property is ideally located for those who need to commute, providing easy access to major transport links. The surrounding area offers a blend of local amenities, parks, and scenic views, making it a wonderful place to live.

In summary, this townhouse in Severn Gardens is a remarkable opportunity for anyone seeking a modern, spacious, and stylish home in Chepstow. With its new build status and convenient location, it is sure to attract interest. Don't miss your chance to make this exceptional property your own.

### COUNCIL TAX BAND - New Build

- 1,496 sqft
- 10 Year Guarantee
- EXECUTIVE NEW BUILD
- 18-24 mins drive to Aztec West & Bristol
- Walking distance to local amenities
- High EPC Rating
- Ready for move in May 2025
- Tablets provided to control your home
- 24 x Executive Townhouses

### PROPERTY SPECIALIST

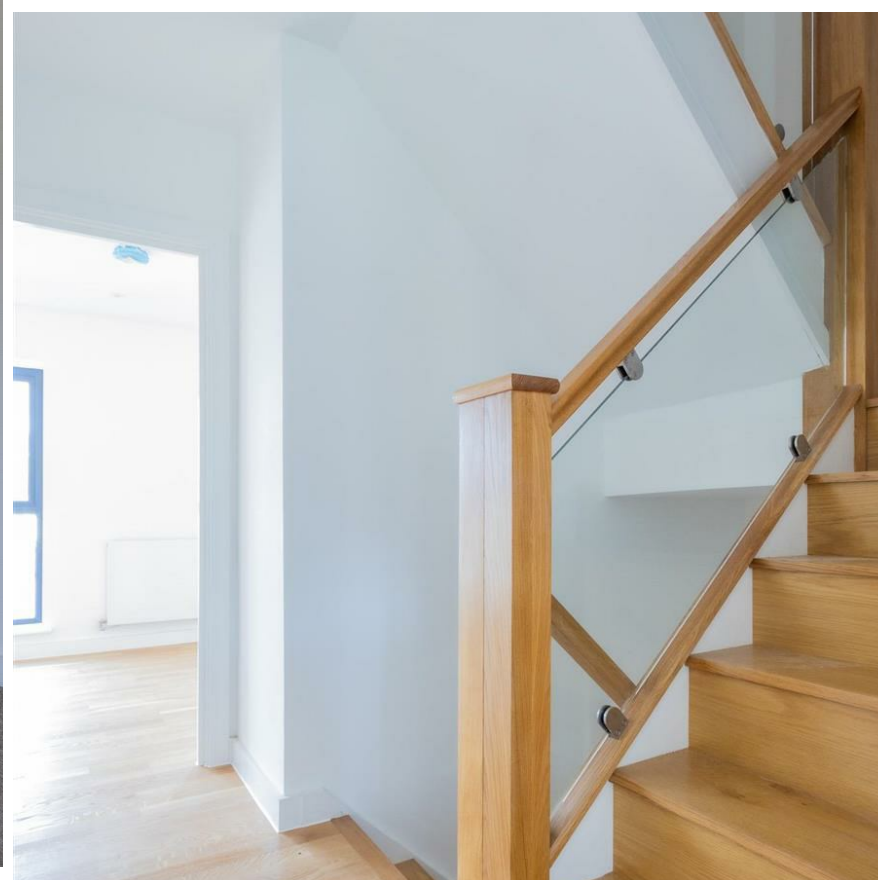
Mr Elliott Hooper-Nash  
Elliott@jeffreygross.co.uk  
02920 499680  
Director








SEVERN QUAY GARDENS  
3 BEDROOM LAYOUT



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