

H & H

HOUSE & HOME
PROPERTY AGENTS



16 Severn Crescent

Garden City, Chepstow, NP16 5EA

£249,950



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Description

This delightful mid-terrace home offers a warm and welcoming feel from the moment you step into the entrance hall. While the property would benefit from some modernisation, it retains many original features throughout, providing a fantastic opportunity for buyers to create a home tailored to their own taste and style.

The ground floor comprises a spacious entrance hall, two generous reception rooms, both boasting original period fireplaces and a kitchen with a separate utility room. Upstairs, you'll find two well-proportioned bedrooms with exposed floorboards and original fireplaces, both enjoying views over the nearby playing field. A good-sized family bathroom is also located on this floor.

Outside, there is a low-maintenance garden to the front and a split-level garden at the rear. While there is ample on-street parking available, there is also potential to create a private driveway, subject to the necessary consents from the Highways Authority.

Situated a short walk away is the market town of Chepstow with its attendant range of facilities. There are plenty of shops, bars, cafes and restaurants as well as good junior and comprehensive schools in the area. Chepstow is known as the gateway to the Wye Valley, itself a designated area of outstanding natural beauty. For those that enjoy the outdoors, there are many walks in the area including the Wye Valley Walk, which starts at Chepstow Leisure Centre and Wales Coastal Footpath which starts in Chepstow and follows the coastline all the way to North Wales.

For the commuter, there are excellent road networks close by plus bus and rail links to be found in

Chepstow. All of which bring Newport, Cardiff, Bristol, Gloucester and Cheltenham within commuting distance.

Reception Hall

Tiled floor. Panelled radiator. Stairs to first floor landing. Doors off.

Dining Room

14'09 max x 10'07 max (4.50m max x 3.23m max)

Coving. Original fireplace with wrought iron surround and tiled hearth. Living flame gas fire inset. Wood effect flooring. Panelled radiator. UPVC double glazed window to front elevation. Window to utility room. Open to kitchen.

Kitchen

13'10 max x 12'09 max (4.22m max x 3.89m max)

Original beams to ceiling. Inset spotlighting. The kitchen is fitted with a matching range of base and eye level storage units. Single drainer stainless steel sink set into granite effect work surfaces, all with tile splash backs. Built in cooker. Four ring gas hob with splash back and extractor over. Space for under counter fridge. Understairs storage. Tiled floor. Double glazed window to rear elevation. Glazed door to utility room.

Utility Room

7'11 x 6'01 (2.41m x 1.85m)

Plumbing and space for auto washing machine. Space for freezer. Glazed and panelled door to rear elevation.

Living Room

14'11 x 10'07 (4.55m x 3.23m)

Coving. Fireplace with exposed brick and hearth.

Tel: 01291 418418

Panelled radiator. UPVC double glazed window to front elevation. Window to rear.

First Floor Stairs and Landing

Access to loft inspection point. Original floor boards. Original doors off.

Bedroom One

14'11 x 11'11 (4.55m x 3.63m)

Exposed beam to ceiling. Original fireplace. Original exposed wooden floor boards. Two panelled radiators. UPVC double glazed window to front elevation overlooking the playing field.

Bedroom Two

14'10 x 10'09 (4.52m x 3.28m)

Exposed beam to ceiling. Built in wardrobe. Original fireplace. Original exposed wooden floor boards. Two panelled radiators. UPVC double glazed window to front elevation overlooking the playing field.

Bathroom

Low level W.C. Pedestal wash hand basin with tile splash back. Step in enclosure with mains shower. Bath. Airing cupboard housing hot water tank. Original

exposed wooden floor boards. Panelled radiator. UPVC double glazed window to rear elevation.

Garden

To the front elevation loose stone chippings for ease of maintenance. To the rear, paved seating for alfresco dining during the warmer months. Steps up to a level lawn and further seating area. Fence to boundary.

Parking

On street parking.

Space to create off road parking subject to consent from the Highways Authority.

Material Information

Tenure - Freehold

Council Tax Band - D

Mains gas. Mains electricity. Mains water. Mains drainage.

We are informed the property is standard construction. Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.org.uk/>



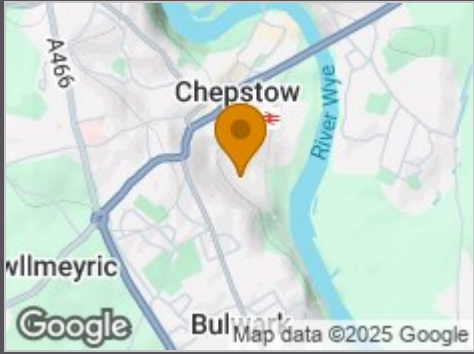
Road Map



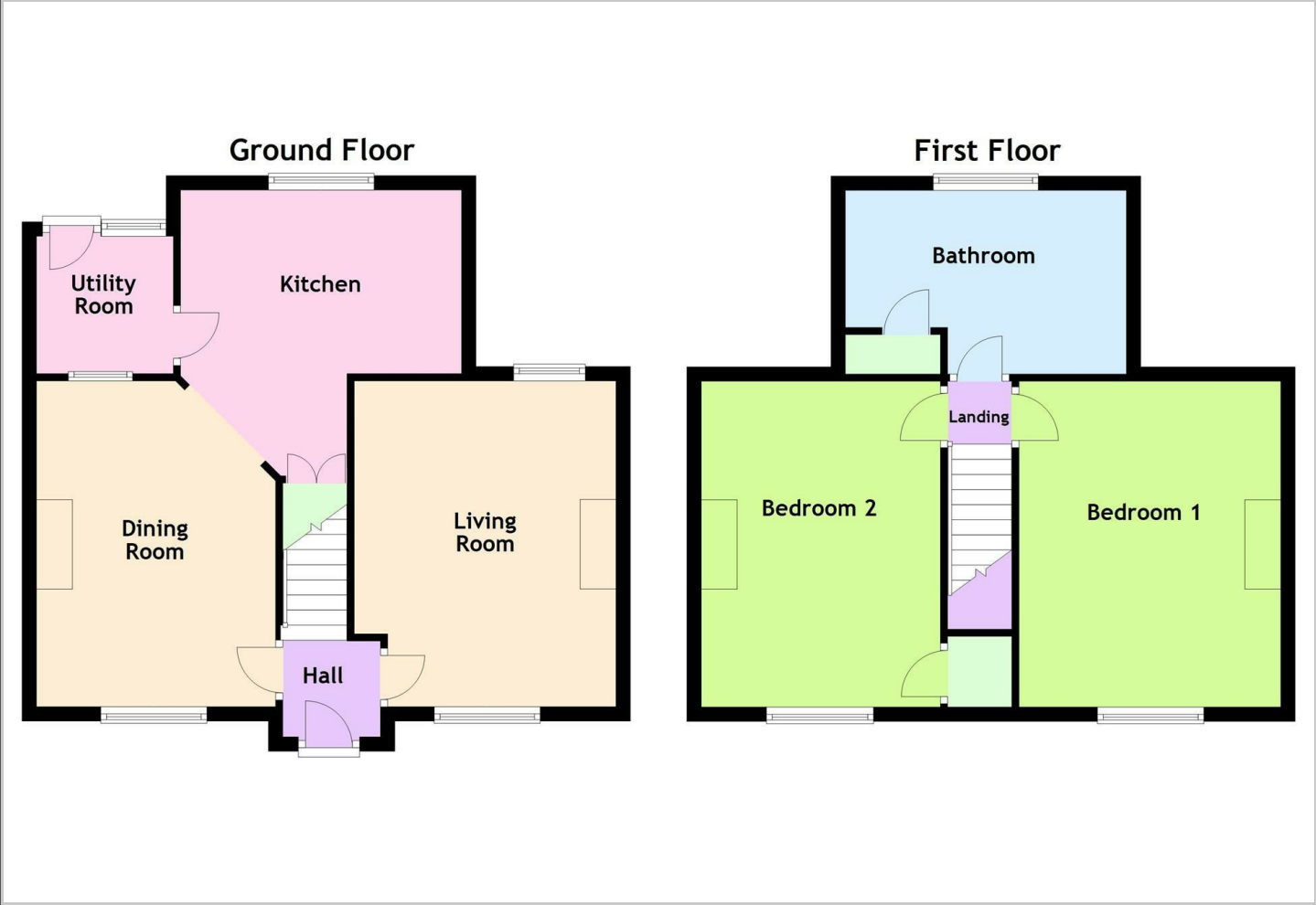
Hybrid Map



Terrain Map



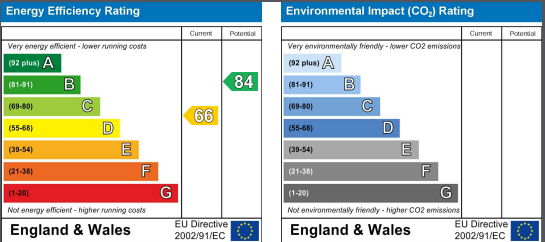
Floor Plan



Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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