

H & H

HOUSE & HOME
PROPERTY AGENTS



49 Severn Avenue

Tutshill, Chepstow, NP16 7EE

£384,950



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Description

This beautifully presented semi-detached home has been thoughtfully renovated by the current owners over the past seven years and is located in the highly sought-after village of Tutshill. The well-appointed accommodation is arranged over two floors and offers both comfort and modern style throughout.

Upon entering the property, you are greeted by a welcoming entrance hall which leads to a stunning contemporary open-plan kitchen, complete with integrated appliances and French doors opening out to the attractively landscaped rear garden, perfect for entertaining or relaxing. Off the dining area a bright and spacious living room approached via glazed doors. An inner hallway off the kitchen provides access to a ground floor W.C. and garage.

Upstairs, the property boasts three generously sized bedrooms and a stylish, modern family bathroom. Externally, the home benefits from off-road parking and well-maintained front and rear gardens, offering a lovely setting for outdoor enjoyment.

Situated in the village of Tutshill, this property benefits from local amenities such as a convenience store, family-run butchers and a café. Excellent schools and picturesque countryside walks are also nearby. The pretty market town of Chepstow is just a short distance away, offering a wider range of facilities. With convenient bus and rail links, as well as excellent road networks, larger towns and cities are easily accessible for commuting purposes.

Reception Hall

Approached via Composite door with opaque double glazed insert and complementary side window. Coving. Understairs storage. Good quality wood effect flooring. Panelled radiator. Stairs to first floor landing. Doors off.

Open Plan Kitchen Dining Room

28'10 max x 10'06 max (8.79m max x 3.20m max)
Inset spotlighting. Installed in 2023 with a superb range of two tone contemporary base and eye level storage units all with quartz work surface and complimentary upstands. One and half bowl sink and mixer tap set into work surface. Breakfast for 3-4 people. Built in twin electric ovens. Four ring touch control induction hob. built in fridge freezer, dish washer and washing machine. Power point and TV aerial point for wall mounted TV. Good quality wood effect flooring throughout. Two panelled radiators. UPVC double glazed french doors from the dining area to rear garden. Two UPVC double glazed windows to rear garden. UPVC double glazed and panelled door to rear garden from the kitchen area. Door to inner hallway.

Inner Hallway

Good quality wood effect flooring. Door to ground floor W.C. Door to garage.

Ground Floor W.C.

Low level W.C. Wash hand basin with chrome mixer tap and tile splash back. Extractor fan. Good quality wood effect flooring. Panelled radiator. Cupboard housing wall mounted mains gas fired combination boiler.

Living Room

14'03 x 13'04 max to bay (4.34m x 4.06m max to bay)
Wrought iron wood burner. Panelled radiator. UPVC double glazed bay window to front elevation. Glazed doors to open plan kitchen dining room.

First Floor Stairs and Landing

Access to loft inspection point. Coving. UPVC double glazed window to side elevation. Doors off.

Tel: 01291 418418

Bedroom One

13'09 x 11'01 (4.19m x 3.38m)

Coving. Two built in wardrobes. Panelled radiator. UPVC double glazed window to front elevation.

Bedroom Two

13'09 x 8'11 (4.19m x 2.72m)

Coving. Built in wardrobes. Panelled radiator. UPVC double glazed window to rear elevation.

Bedroom Three

8'11 x 7'10 (2.72m x 2.39m)

Coving. Panelled radiator. UPVC double glazed window to front elevation.

Bathroom

Modern white suite with low level W.C. Wash hand basin set over vanity storage unit. Bath with rainwater shower head and separate shower attachment plus shower screen over. Full tiling to walls. Extractor fan. Chrome towel radiator. Opaque UPVC double glazed window to rear elevation.

Garden

Predominantly to the rear of the property the gardens have been attractively landscaped and are of a sunny

nature. There is a full width flagstone sun terrace, large well maintained lawn and decked seating are to the rear of the garden plus garden shed to remain. Fence to boundary.

Garage & Drive

12 x 7'08 (3.66m x 2.34m)

Block paved driveway with parking for several vehicles. Remote roller door to garage.

Material Informatiin

Tenure - Freehold

Council Tax Band - C

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

We are informed the property is of standard construction.

Broadband and mobile coverage.

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



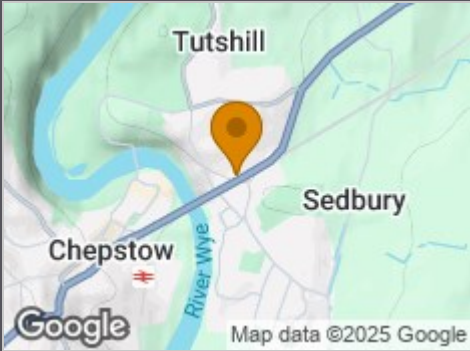
Road Map



Hybrid Map



Terrain Map



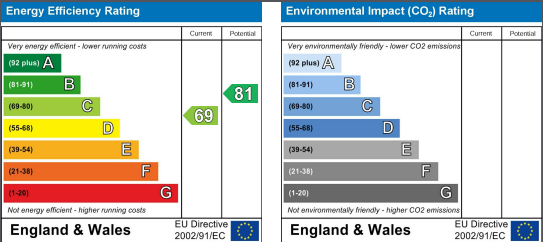
Floor Plan



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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