

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 25 Alpha Road

Bulwark, Chepstow, NP16 5QX

No onward chain £199,950





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## Description

This end-terraced property offers a fantastic opportunity for those looking to take on a full renovation project. The house requires complete modernisation throughout but presents significant potential to add value and create a home tailored to your own tastes and needs.

Due to the generous size of the plot, there is plenty of scope to extend the property to the side or rear as well as parking (subject to the necessary planning permissions, building regulations approval, and highways consent).

Despite its current condition, the property retains many charming period and original features, including wrought iron fireplaces, original doors, and picture rails.

The accommodation comprises: entrance hall, living room, kitchen/dining room with pantry, two spacious bedrooms, and a bathroom to the first floor, plus an outside W.C.

Outside, the property benefits from generous gardens to the front, side, and rear, providing further opportunity for landscaping, extension, or off-road parking (subject to permissions).

Alpha Road was at the centre of the Bulwark Garden Suburb development between 1917/1919. It was built to house shipyard workers from No. 1 National Shipyard then being built down on the river Wye.

Local amenities and can be found nearby as well as the market town of Chepstow with its attendant range of facilities. 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 a short distance away 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

Approached via UPVC double glazed and panelled door. Stairs to first floor landing. Original door to living room.

## Living Room

16'04 x 9'07 max measurement (4.98m x 2.92m max measurement)

Original picture rail. Fireplace with living flame gas fire inset. Period storage unit with shelving to chimney recess. UPVC double glazed windows to front and rear elevations. Original door to kitchen/dining room.

## Kitchen Dining Room

16'05 x 16'05 going to 7'07 (5.00m x 5.00m going to 2.31m)

Wood effect flooring. Sink unit with electric water heater, set over storage cupboards. Space for cooker and fridge freezer. Walk in pantry with UPVC double glazed window to side elevation. Understairs storage cupboard. UPVC double glazed windows to front and rear elevations. UPVC double glazed and panelled door to rear garden.

Tel: 01291 418418

### First Floor Stairs and Landing

Access to loft inspection point. Original doors off. UPVC double glazed window to rear elevation.

### Bedroom One

16'04 x 10'07 going to 7'07 (4.98m x 3.23m going to 2.31m)

Original picture rail. Original wrought iron fireplace. Useful storage cupboards. UPVC double glazed windows to front and side elevations.

### Bedroom Two

9'08 x 8'01 (2.95m x 2.46m)

Original picture rail. Original wrought iron fireplace. UPVC double glazed window to front elevation.

### Bathroom

White suite to include a low level W.C. Pedestal wash hand basin with tile splash back. Bath. Wood effect flooring. Opaque UPVC double glazed window to rear elevation.

### Garden

A particular feature of the property is the generously sized garden. To the front and side boundaries a

mature well maintained hedge. The garden to the front side and rear are predominantly lawn with a maturing pear tree to the rear.

### Parking

Whilst the property does not have off road parking, due to the size of the garden, off road parking could easily be created adding value and saleability. Please be aware, you will need to seek permission from the local highways authority to do this.

### Material Information

Tenure - Freehold

Council Tax Band - C

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

We are informed the property is of concrete block construction with no cavity. The external walls were insulated in 2015 and are under guarantee for 25 years from that date.

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



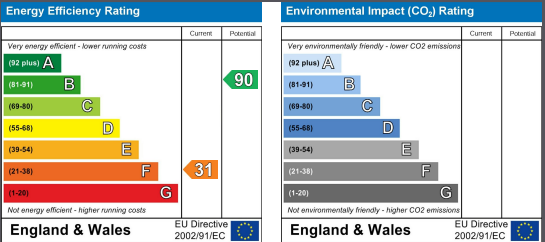
Floor Plan



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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