

H & H

HOUSE & HOME
PROPERTY AGENTS



23 Western Avenue

Bulwark, Chepstow, NP165NH

£254,950



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Description

This beautifully presented home has been recently refurbished to a high standard throughout and must be viewed to be fully appreciated.

The ground floor features a welcoming reception hall, a stunning contemporary kitchen with direct access to the rear garden and a spacious living/dining room.

Upstairs, the first floor offers three generously sized bedrooms and a superb modern bathroom.

Externally, the property benefits from a well-maintained rear garden and off-road parking for two vehicles to the front.

Local amenities can be found nearby, along with the market town of Chepstow, which offers a wide range of facilities. Chepstow is often referred to as the gateway to the Wye Valley, a designated Area of Outstanding Natural Beauty.

For those who enjoy the outdoors, the area offers numerous scenic walks, including the Wye Valley Walk, which begins a short distance away at Chepstow Leisure Centre, and the Wales Coast Path, which starts in Chepstow and continues along the coastline all the way to North Wales.

For commuters, excellent transport links are available, with convenient road access as well as bus and rail services from Chepstow. This makes Newport, Cardiff, Bristol, Gloucester, and Cheltenham all easily accessible for daily travel.

Reception Hall

Approached via a UPVC double glazed and panelled door with matching side screen. Good quality wood effect flooring. Stairs to first floor landing. Doors off.

Kitchen

16'04 x 9'02 (4.98m x 2.79m)

Inset spotlighting to plain ceiling. Fitted with a matching range of contemporary white handleless units all with wooden look work surfaces over. Stainless steel sink and mixer tap set into work surface. Built in fan assisted electric oven with four touch control induction hob over. Splash back and stainless steel filter unit and light over. Built in appliances include fridge and freezer, slimline dishwasher and washing machine. Useful pantry and under stairs storage cupboard. Good quality wood effect flooring. UPVC double glazed windows and UPVC double glazed and panelled door to rear garden. Door to living/dining room.

Living/Dining Room

21'10 x 10'11 (6.65m x 3.33m)

Two electric storage heaters. UPVC double glazed windows to front and rear elevations.

First Floor Stairs and Landing

Access to loft inspection point. Cupboard housing hot water cylinder with immersion heater. Doors off.

Bedroom One

12'03 x 12'09 max (3.73m x 3.89m max)

Electric storage heater. UPVC double glazed window to front elevation.

Bedroom Two

12'09 x 9'04 max (3.89m x 2.84m max)

Electric storage heater. UPVC double glazed window to rear elevation.

Bedroom Three

8'06 x 7'11 (2.59m x 2.41m)

Electric storage heater. UPVC double glazed window to front elevation.

Bathroom

Modern white bathroom suite with low level W.C. with push button flush and concealed cistern. Wash hand basin and chrome mixer tap set over vanity storage unit. Bath with charm mixer tap, electric shower and glass screen over. Marble effect shower panelling to all walls. Good quality wood effect flooring. Electric towel radiator. Opaque UPVC double glazed window to rear elevation.

Garden

The rear garden has well maintained lawn and full width paved seating area. Fence, wall and hedge to boundary. Gate leading to the rear pedestrian access.

Parking

Gravelled off road parking for two vehicles to front elevation.

Material Information

Tenure - Freehold

Council Tax Band - C

Mains gas supply to property (Not connected). Mains electricity. Mains water. Mains drainage. Solar panels (owned outright and included with sale of property).

Construction - We are informed the property is Wimpey no Fines.

Broadband and mobile coverage.

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



Road Map



Hybrid Map

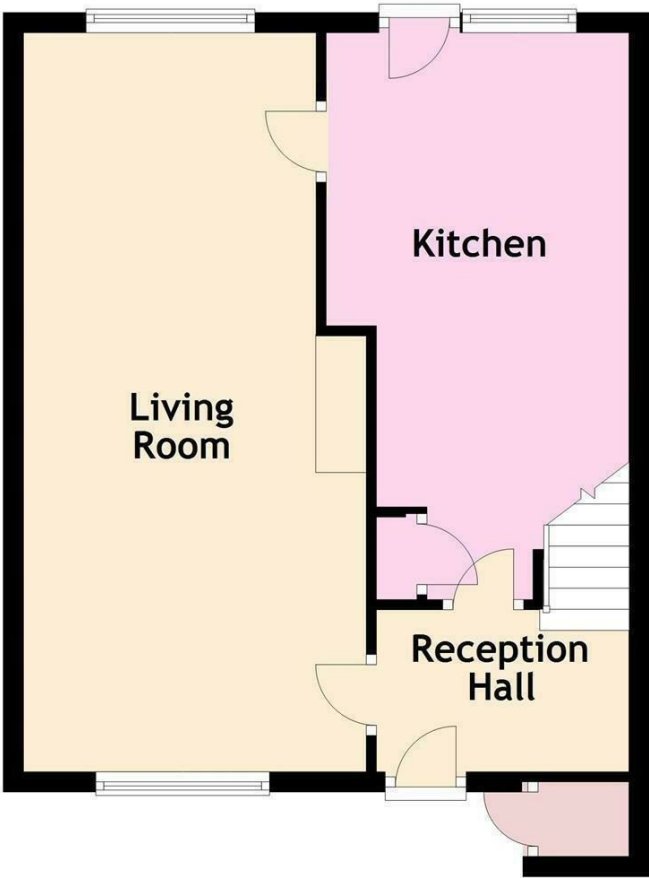


Terrain Map

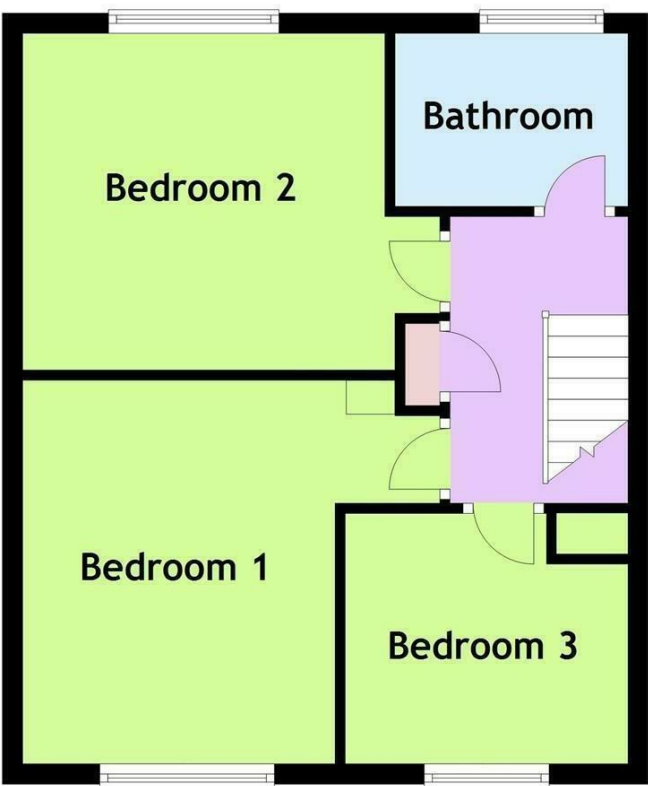


Floor Plan

Ground Floor



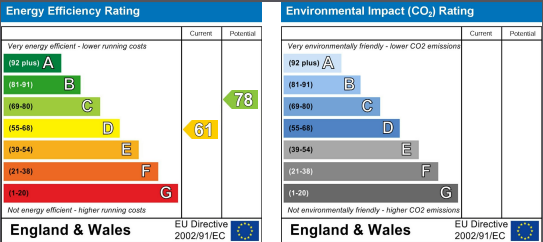
First Floor



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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