



BULWARK, CHEPSTOW,
MONMOUTHSHIRE

DJ&P
NEWLAND RENNIE

RESIDENTIAL

CHEPSTOW, MONMOUTHSHIRE

- Well-presented two-bedroom mid-terrace property
- Lounge & kitchen/ dining room
- Two double bedrooms
- Bathroom
- Private rear garden comprising patio, lawn & rear pedestrian access
- Driveway parking to front & additional allocated parking space
- uPVC double glazing throughout & gas central heating
- Quiet residential location walking distance to local amenities at Chepstow & Bulwark
- Excellent access to M48 Motorway providing direct links to Bristol, Cardiff & London
- Offered with no onward chain

**OFFERS IN THE REGION OF
£179,950**

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DESCRIPTION

This well-presented mid-terrace property is an ideal first time buy or investment opportunity affording well-planned, functional living accommodation briefly comprising of entrance porch, lounge, kitchen/ dining room, two double bedrooms and a bathroom. The property benefits driveway parking to the front and a further allocated parking space, private rear garden and uPVC double glazing throughout.

SITUATION

Situated in a quiet residential area within a short walking distance to local schools and shops offered in Bulwark and to Chepstow town centre which provides an extensive range of amenities. There is excellent access to the Severn Bridge, providing access eastbound to Bristol (18 miles) and westbound to Newport (19 miles) and Cardiff (32 miles). Chepstow railway station provides regular rail links, whilst the bus station provides local services and links to Cardiff, Swansea and London Victoria. The renowned Wye Valley is a short distance away.

ACCOMMODATION

ENTRANCE PORCH

Entered via front entrance door, frosted window to the side aspect, wood effect laminate floor, fitted shelving, door to:

LOUNGE

Wood effect laminate floor, window to the front aspect, stairs to the first floor, door to:

KITCHEN/ DINING ROOM

Comprising fully fitted wall and base units with laminate worktop and tiled splash back. Inset stainless steel sink with drainer. Integrated electric oven and grill, four ring gas hob and extractor hood over. Space for a washing machine and fridge freezer. Space for a dining table. Door to the rear garden.

FIRST FLOOR LANDING

Loft access, doors to all rooms.

BEDROOM ONE

A double bedroom, window to the front aspect, built-in storage cupboard.

BEDROOM TWO

A double bedroom, window to the rear aspect.

BATHROOM

Comprising a bath with mains fed shower over, WC and pedestal wash hand basin. Heated towel rail. Part-tiled walls.

OUTSIDE

The front comprises a driveway providing one parking space. The rear garden is fully enclosed and private, comprising a patio area accessed directly of the kitchen/ diner, lawn and further patio with shed to the far end. There is gated pedestrian access to the rear. There is also an allocated parking space a very short walking distance from the property.

TENURE

We are informed the property is Freehold. Intended purchasers should make their own enquiries via their solicitors.

SERVICES

All mains services are connected including gas central heating.

COUNCIL TAX BAND: C

EPC RATING: D

VIEWING

Strictly by appointment with the Agents: DJ&P Newland Rennie. Tel: 01291 626775.

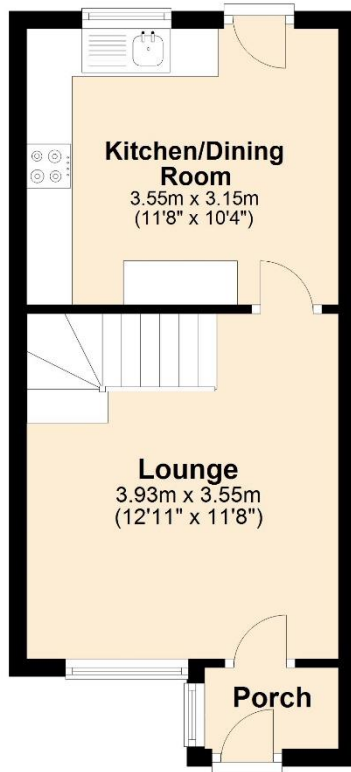
FIXTURES & FITTINGS

Unless specifically described in these particulars, all other, fixtures & fittings are excluded from the sale though may be available by separate negotiation. Further information is available from the Vendor's agents.



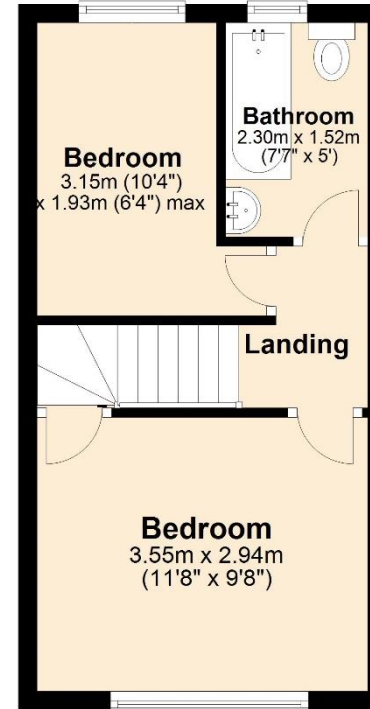
Ground Floor

Approx. 27.0 sq. metres (291.1 sq. feet)



First Floor

Approx. 25.5 sq. metres (274.3 sq. feet)



Total area: approx. 52.5 sq. metres (565.5 sq. feet)

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. LIG0822. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of DJ&P Newland Rennie or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.