



## Victoria Road, £280,000

- Three spacious bedrooms
- Private rear garden
- Sought-after location
- Excellent public transport links
- Easy access to nearby motorway links
- Near reputable schools
- EPC Rating: C
- Council Tax: D



 3  1  1





## About the property

Presenting a well-maintained three-bedroom terraced house, ideally situated at Bulwark near Chepstow. This property is offered for sale in great condition and represents an excellent opportunity for first-time buyers, families, and investors alike.

Upon entering, you are welcomed by two generous reception rooms, providing ample space for relaxation and entertaining guests. The layout is versatile and bright, perfect for both everyday living and hosting. The property features a well-proportioned kitchen, designed to cater to the needs of modern households. Three spacious bedrooms ensure comfort for all the family, each offering flexibility for use as sleeping quarters, a home office, or additional storage. A standout feature is the large private rear garden, offering an ideal outdoor retreat for children's play, alfresco dining, or simply unwinding at the end of the day.

Positioned in a sought-after location, this home enjoys proximity to local amenities. Excellent public transport links are nearby, ensuring straightforward access to the wider area. Furthermore, the presence of reputable nearby schools makes this an ideal option for families seeking quality educational opportunities within easy distance. This is an attractive property that combines comfort and practicality, making it a sound investment or a wonderful place to call home. Early viewing is highly recommended to fully appreciate all that this delightful residence has to offer.







# Accommodation

## Kitchen

13' 1" x 9' 5" ( 3.99m x 2.87m )

## Dinning Room

10' 7" x 10' 2" ( 3.23m x 3.10m )

## Living Room

14' 2" x 10' 9" ( 4.32m x 3.28m )

## W.C.

3' 7" x 3' 1" ( 1.09m x 0.94m )

## Bedroom 1

14' 2" x 11' 1" ( 4.32m x 3.38m )

## Bedroom 2

10' 7" x 10' 2" ( 3.23m x 3.10m )

## Bedroom 3

10' 2" x 9' 5" ( 3.10m x 2.87m )

## Bathroom

6' 7" x 6' 1" ( 2.01m x 1.85m )

## Floorplan



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let