

H & H

HOUSE & HOME
PROPERTY AGENTS



3 Marsh Road

Bulwark, Chepstow, NP16 5QH

No onward chain £279,950



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Description

The property is well presented throughout and has had a brand new kitchen and bathroom installed in June 2022. The accommodation is set over two floors and briefly comprises to the ground floor; spacious reception hall, brand new kitchen/breakfast room, dining room and living room. To the first floor; Bedrooms One, two and three plus modern family bathroom, also installed in June 2022. Outside, gardens front and rear and driveway for one vehicle. Excellently located, there are shops and other amenities nearby, as well as the market town of Chepstow with its more attendant range of facilities. Bus and rail links are close by as are the A48, M48, M4 and M5 motorway networks bringing Newport, Cardiff, Bristol, Gloucester and Cheltenham all within commuting distance.

Reception Hall

Approached via uPVC panelled door with opaque double glazed insert. Spacious, light and airy reception with wood effect flooring, useful storage cupboard, panelled radiator and stairs to first floor landing. Doors off.

Kitchen Breakfast Room

11'0" x 9'6" (3.358 x 2.905)

Installed in June 2022 with a matching range of light grey shaker style base and eye level storage units. One and half bowl stainless steel sink and mixer tap set in to wood effect work surfaces all with tiled splash backs. Built in fan assisted electric oven. Four ring gas hob, set in to wood effect work surface. Stainless steel hood with filter and light over. Plumbing and space for auto

washing machine. Large pantry with opaque uPVC double glazed window to rear elevation. Useful under stairs storage cupboard, used to house upright fridge freezer with uPVC opaque double glazed window to side elevation. Good quality wood effect flooring throughout. Panelled radiator. UPVC double glazed window to rear elevation. UPVC panelled door with opaque double window to side elevation.

Dining Room

12'11" to chimney recess x 9'9" (3.947 to chimney recess x 2.995)

Original picture rail. Panelled radiator. UPVC double glazed window to front elevation.

Living Room

13'10" x 10'11" to chimney recess (4.239 x 3.333 to chimney recess)

Feature fireplace with electric fire. Panelled radiator. UPVC double glazed windows to front and rear elevations.

First Floor Stairs and Landing

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

Bedroom One

13'11" x 11'1" to chimney recess (4.243 x 3.398 to chimney recess)

Cupboard housing wall mounted gas combination boiler. Panelled radiator. UPVC double glazed windows to front and rear elevations.

Tel: 01291 418418

Bedroom Two

12'11" to chimney recess x 9'11" (3.956 to chimney recess x 3.044)

Original picture rail. Panelled radiator. UPVC double glazed window to front elevation.

Bedroom Three

11'2" x 8'6" to door and chimney recess (3.416 x 2.615 to door and chimney recess)

Panelled radiator. UPVC double glazed window to rear elevation.

Bathroom

Installed in June 2022 the modern bathroom now comprises a white suite to include; low level W.C. with concealed cistern and dual push button flush. Wash hand basin with chrome waterfall mixer tap set over vanity storage unit. Mirror with sensor light over. Bath with mains rainwater head shower and separate shower attachment over. Glazed shower screen. Inset spot lighting and extractor to plain ceiling. Part tiling to walls. Chrome towel radiator. Opaque uPVC double glazed window to rear elevation.

Outside

Driveway

Off road parking for one vehicle.

Garden

To the front elevation, lawn area and loose stone chippings with maturing conifers and wall to boundary. Gate to the side of the side of the property leads to the generous, sunny and private rear garden. Predominantly laid to lawn with good selection of maturing shrubs, trees and bushes as well as stocked boarders. Two garden sheds to remain. Raised decked seating area. Outside tap. Fence and hedge to boundary.

COUNCIL TAX BAND D

TENURE - FREEHOLD

Services

All mains services connected. Fibreoptic broadband available in the area.



Road Map



Hybrid Map

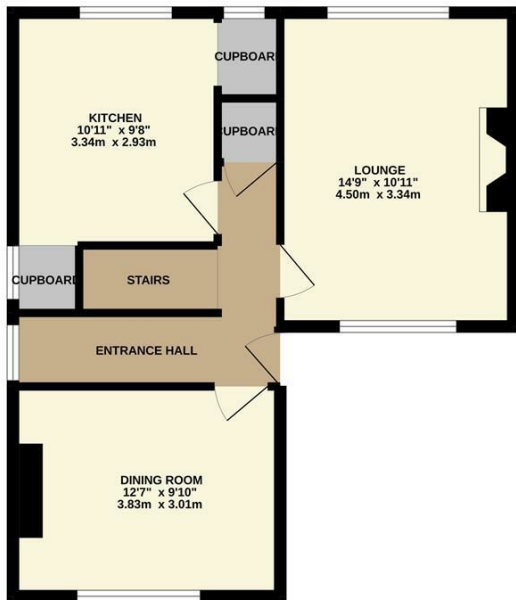


Terrain Map

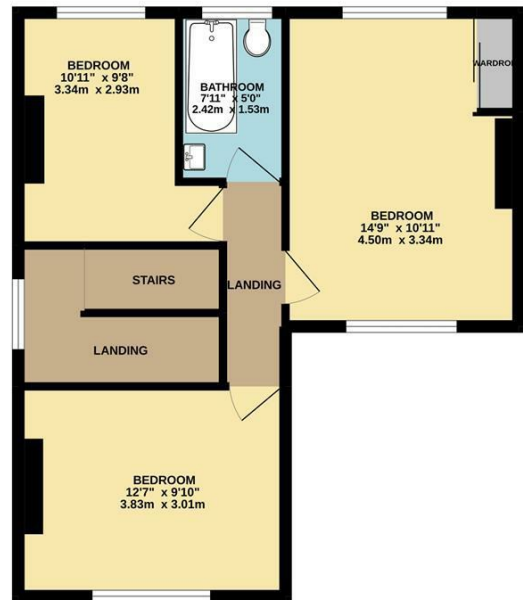


Floor Plan

GROUND FLOOR
496 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 991 sq.ft. (92.1 sq.m.) approx.

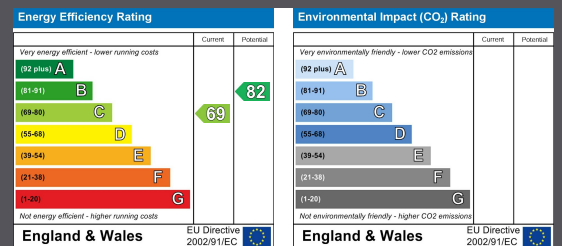
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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