

# 61 Raglan Way

Bulwark, Chepstow, NP16 5QP No onward chain £254,950









Attention investors! This property is currently occupied by a tenant until the end of June 2024, making it an excellent opportunity for those willing to take on the existing lease.

Situated in a desirable location, this end terrace property offers stunning views to the rear from bedroom three towards the Severn Estuary and beyond. The layout spans two floors and includes a welcoming reception hall, a well-equipped kitchen, a comfortable living room and a spacious dining room on the ground floor. Upstairs, you will find three generously sized bedrooms, a bathroom and a separate W.C.

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Conveniently located near local amenities and reputable junior schools, this property is also within close proximity to the bustling market town of Chepstow, which offers a wider range of facilities. Additionally, excellent bus, rail, road, and motorway connections ensure that larger towns and cities are easily accessible for commuting purposes.

#### Description

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#### Reception Hall

Tiled floor. Stairs to first floor landing. Doors off.

#### Dining Room $10'91 \times 10 (3.05 \text{m} \times 3.05 \text{m})$

Tiled floor. Panelled radiator. Window to front elevation. Kitchen off.

#### Kitchen 14'75 x 6'61 (4.27m x 1.83m)

Fitted with a matching range of base and eye level storage units, all with granite effect work surfaces and tile splash backs. Single drainer sink. Space for cooker. Space for upright fridge-freezer. Plumbing and space door to rear.

#### Living Room 17'92 x 11'05 max to recess (5.18m x 3.48m max to recess)

#### First Floor Stairs and Landing

Access to loft inspection point. Cupboard housing wall mounted gas combination boiler. Doors off.

## Bedroom One 11'14 x 10'91 max to include chimney (3.35m x 3.05m max to

include chimney) Panelled radiator. Built in wardrobe. Panelled radiator. Dual aspect windows to front and side elevation.

#### Bedroom Two $10'92 \times 10'03 (3.05 \text{m} \times 3.12 \text{m})$

Panelled radiator. Window to front elevation.

#### Bedroom Three $11'56 \times 6'77 \text{ max } \text{l-shaped measurement} (3.35 \text{m} \times 1.83 \text{m} \text{ max})$ 1-shaped measurement)

Low level W.C. Part tiling to walls. Opaque window to rear elevation.

#### Bathroom

and mains fed shower over. Tiling to walls. Panelled radiator. Opaque window to rear elevation.

#### Garden

To the front elevation maturing shrubs and bushes with lawned area. Footpath and gate lead to the rear garden which is predominantly laid

All mains services are connected.

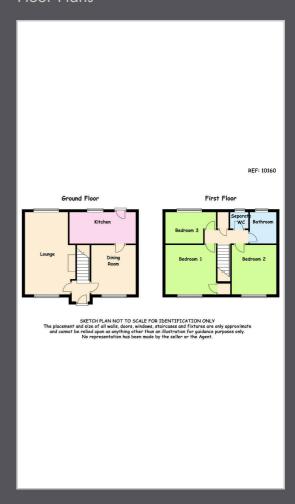
#### Council Tax band - D

Tenure - Freehold

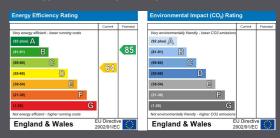
### Area Map



### Floor Plans



## **Energy Efficiency Graph**



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