

# H & H

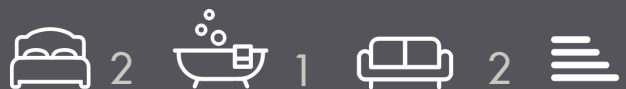
HOUSE & HOME  
PROPERTY AGENTS



## 24a Bridge Street

Chepstow, NP16 5EZ

No onward chain £299,950





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## Description

This charming Grade II listed property located close to the River Wye in the historic town of Chepstow, which is being offered to the market with no onward chain. This spacious residence is spread across two floors and features an entrance porch, a large reception hall, a kitchen dining room, a utility room, a ground floor W.C., and a living room with an open fire and exposed stone wall. The first floor offers two double bedrooms and a modern four-piece bathroom with a walk-in shower. Outside, there is an enclosed courtyard accessible from the utility room.

With potential for expansion in the loft space, this property offers the opportunity to create additional bedrooms, enhancing both value and its appeal. Situated in the old centre of Chepstow, a stone's throw away from the iconic Chepstow Castle and the Wales Coastal Footpath, this home offers a unique living experience. Chepstow is known as the gateway to the Wye Valley, an area of outstanding natural beauty, providing a range of outdoor activities such as world-famous walks and access to the Forest of Dean.

The town itself boasts a vibrant atmosphere with numerous cafes, bars, bistros, restaurants, and independent stores. Families will appreciate the proximity to good junior and comprehensive schools, while commuters will benefit from excellent transport links via bus and rail. The property's location near the A48, M4, M48, and M5 networks allows for easy access to Newport, Cardiff, Bristol, Gloucester, and Cheltenham, making this a desirable location for those seeking both convenience and natural beauty.

## Entrance Porch

Useful cloaks cupboard. Glazed door to reception hall.

## Reception Hall

Spacious reception hall with coving and panelled radiator plus understairs storage cupboard. Stairs to first floor landing. Doors off.

## Living room

15'6 x 10'10 (4.72m x 3.30m)

Coving. Exposed brick fireplace with open fire. Panelled radiator. Sash window to front elevation with secondary glazing.

## Kitchen/Dining Room

13'08 x 11'1 (4.17m x 3.38m)

Coving. Fitted with a matching range of base and eye level storage units. All with wood effect work surfaces and tile splash backs. One and half bowl stainless steel sink and mixer tap set into work surface. Built in fan assisted electric oven and four ring gas hob set into work surface with tile splash back and filter unit with light over. Space for upright fridge freezer. Plumbing and space for dishwasher. Recess housing wall mounted gas boiler. Feature fireplace with painted stone and wooden lintel. Wood effect flooring. Panelled radiator. Window to rear elevation.

## Rear Hallway/Utility Room

8'2 x 8'0 (2.49m x 2.44m)

Fitted with a range of base units. Single drainer stainless steel sink and mixer tap with tile splash back. Wood effect worksurface. Plumbing and space for automatic washing machine and tumble dryer. Extractor fan. Panelled radiator. Door and window to courtyard. Door to ground floor W.C.

Tel: 01291 418418

### Ground Floor W.C.

Modern suite to include, low level with dual push button flush. Wash hand basin and chrome mixer tap set over vanity storage unit. Tiled floor. Window to courtyard.

### First Floor Stairs and Landing

Coving. Access to loft inspection point. Airing cupboard housing hot water cylinder. Window to rear elevation. Doors off. Access for a loft conversion could easily be created off the landing without using up any of the bedroom space.

### Bedroom One

13'03 x 11'01 (4.04m x 3.38m)

Panelled radiator. Window to rear elevation.

### Bedroom Two

11'10 x 10'10 (3.61m x 3.30m)

Panelled radiator. Window to front elevation with view.

### Bathroom

Coved and plain ceiling. Fitted with a modern white suite to include; low level W.C. with push button flush, Wash hand basin with chrome mixer tap, bath with

chrome mixer tap and walk in enclosure with mains fed shower. Part tiling to walls. Wood effect flooring. Towel radiator. Sash window to front elevation with secondary glazing and views.

### Attic

Large loft area which could be utilised to create further bedrooms ( subject to planning and building regulations) adding value and appeal.

### Outside

Good sized courtyard to the rear of the property.

### Parking

Residents parking permit available, one car per household, available from Monmouthshire County Council, by application. Approximately £60 per year. Extra parking permits are available at full price.

### Services

All mains services are connected.

### Council Tax Band - D

### Tenure - Freehold



Road Map



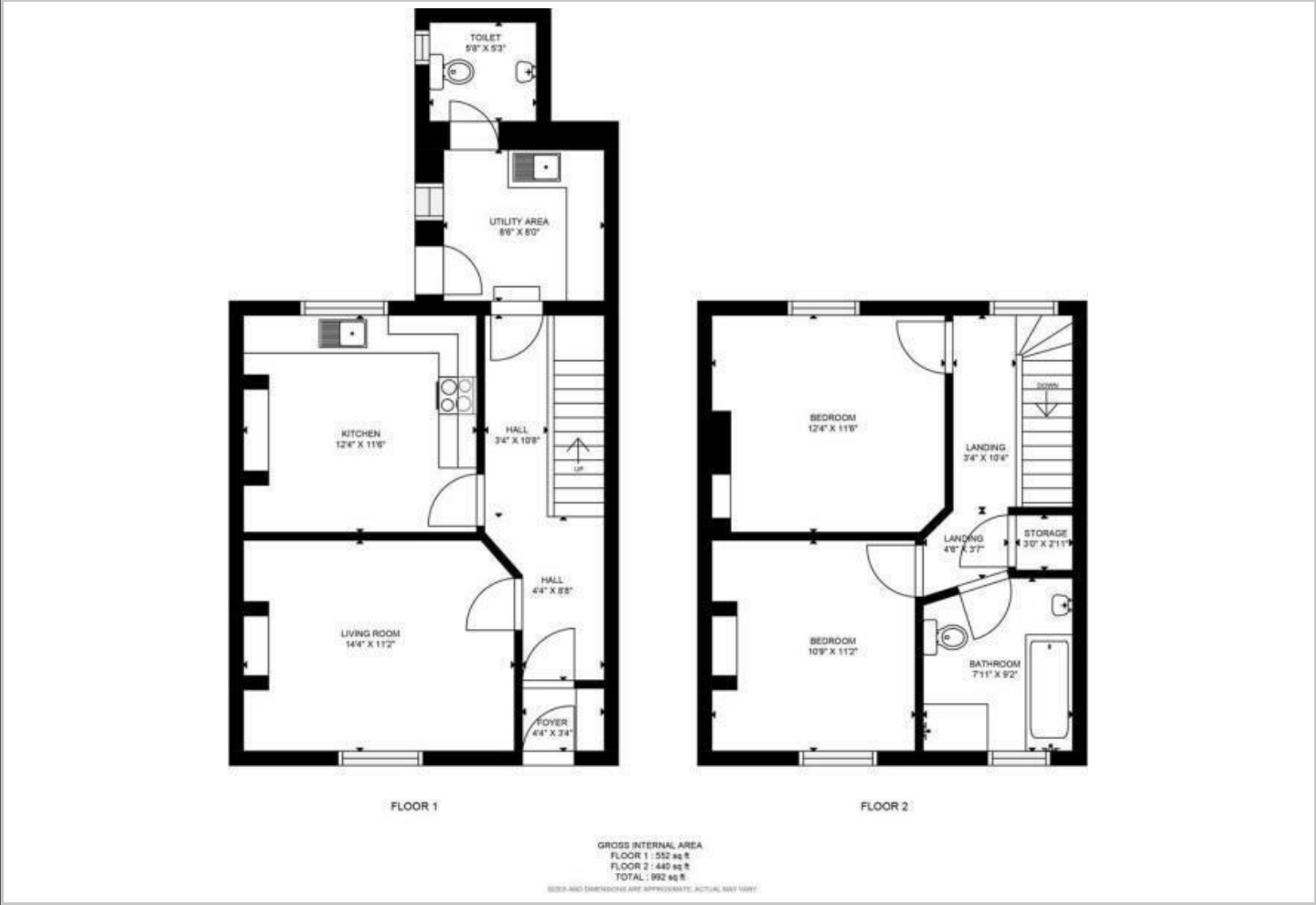
Hybrid Map



Terrain Map



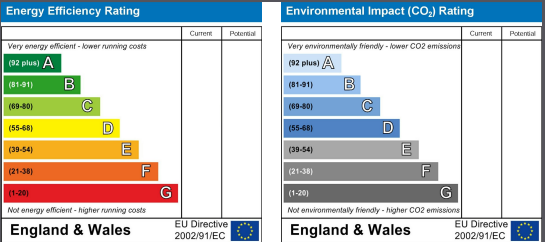
Floor Plan



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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