

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 26 Aust Crescent

Bulwark, Chepstow, NP16 5NJ

£215,000



Aust Crescent offers a mid-terrace property that is in need of some tender loving care. This presents a wonderful opportunity for any potential buyer to put their own stamp on the property and truly make it their own. The accommodation is set over two floors and includes an entrance porch, reception hall, kitchen/breakfast room, and living/dining room on the ground floor.





## Description

Aust Crescent offers a mid-terrace property that is in need of some tender loving care. This presents a wonderful opportunity for any potential buyer to put their own stamp on the property and truly make it their own. The accommodation is set over two floors and includes an entrance porch, reception hall, kitchen/breakfast room, and living/dining room on the ground floor. Both the kitchen and living room have access to the low maintenance rear garden. Upstairs, there are three bedrooms and a modern showroom. The property also features a block paved driveway with space for two vehicles.

Situated close to local schools and shops, the market town of Chepstow is within easy reach. Good bus and rail connections, as well as easy access to major roads and motorways, make commuting to larger towns and cities convenient.

## Entrance Porch

Approached via uPVC panelled door with double glazed inserts and complimentary side screen. Coving. Tiled floor. Glazed door to reception hall.

## Reception Hall

Coving. Wood effect flooring. Panelled radiator. Stairs to first floor landing. Doors off.

## Kitchen 14'02 x 8'01 (4.32m x 2.46m)

Coving. Fitted with a matching range of base and eye level storage units all with work surfaces and tile splash backs. One and half bowl sink and mixer tap set into work surface. Built in cooker. Four ring gas hob. Space for undercounter fridge. Plumbing and space for automatic washing machine. Tiled floor. UPVC double glazed door and window to rear elevation.

## Living Room 22 x 11'11 (6.71m x 3.63m)

Coving. Wood effect flooring. Fireplace (fire not working) Two panelled radiators. UPVC double glazed window to front elevation. UPVC double glazed sliding door to rear elevation.

## First Floor stairs and Landing

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

## Bedroom One 12'06 x 10'04 (3.81m x 3.15m)

Coving. Panelled radiator. UPVC double glazed window to front elevation.

## Bedroom Two 11'01 x 9'04 (3.38m x 2.84m)

Coving. Panelled radiator. UPVC double glazed window to rear elevation.

## Bedroom Three 8'05 x 7'10 (2.57m x 2.39m)

Coving. Panelled radiator. UPVC double glazed window to front elevation.

## Shower Room

Inset spotlighting to plain ceiling. W.C. with dual pushbutton flush. Pedestal wash hand basin with chrome mixer tap. Double step in enclosure with rainwater shower and separate shower attachment. Part tiling to walls. Chrome towel radiator. Opaque UPVC double glazed windows to rear elevation.

## Garden

Low maintenance garden to the rear property which has been fully paved. Pergola. Fence and to boundary. Pedestrian gate to rear.

## Driveway

Block paved driveway to front elevation for two vehicles.

## Material Information

The construction type is Wimpey No Fines. Mains water, gas, electricity and drainage. Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.org.uk/>

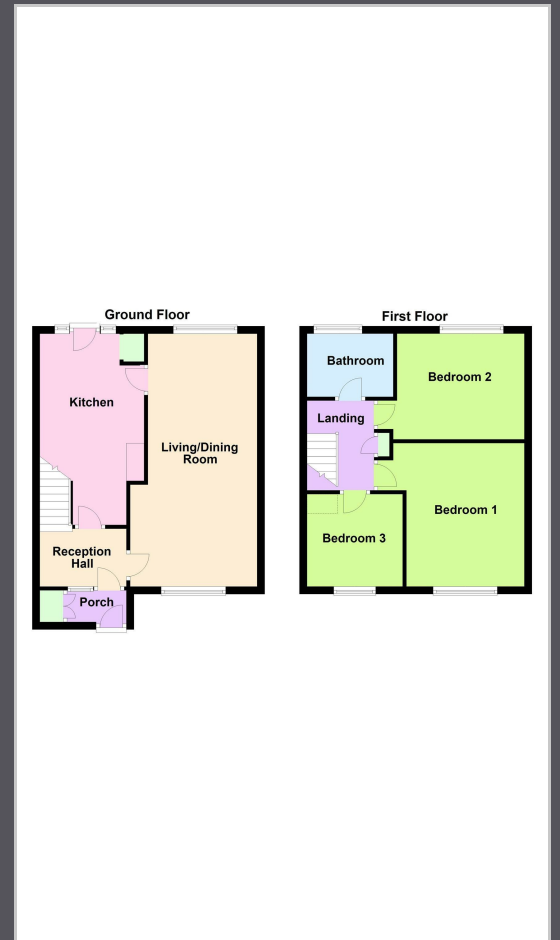
## Council Tax Band - D

## Tenure - Freehold

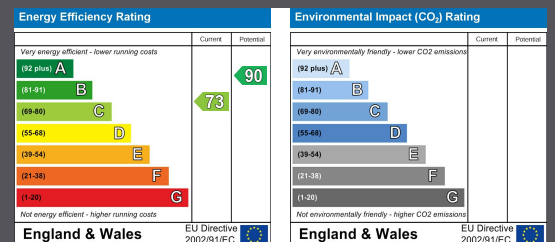
## Area Map



## Floor Plans



## Energy Efficiency Graph



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