

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 109 Channel View

Bulwark, Chepstow, NP16 5AJ

No onward chain £239,950



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## Description

This mid-terrace property is waiting for a modern touch throughout, but is available on the market without any onward chain. A fantastic chance to personalise the property to your taste, make it uniquely yours, and increase its value. The layout includes a reception hall, kitchen/dining area, living room, and sunroom on the ground floor, along with three bedrooms and a bathroom on the first floor. Outside, there is a level garden at both the front and rear, as well as off-road parking at the rear for 2-3 vehicles, depending on size. 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 double glazed and panelled door. Wood effect flooring. Panelled radiator. UPVC double glazed window to front elevation. Stairs to froisyt floor landing. Open to kitchen dining room.

## Kitchen Dining Room

16'08 x 11 I-shaped measurement (5.08m x 3.35m I-shaped measurement)

Coving. Fitted with a matching range of base and eye level storage units. Single drainer stainless steel sink set into granite effect work surfaces. Space for cooker with filter unit over. Plumbing and space for automatic washing machine and dishwasher. Space for fridge freezer. Two useful storage cupboards. Wood effect

flooring. UPVC double glazed window and room to sunroom. Door to living room.

## Living Room

19'08 x 11'03 (5.99m x 3.43m)

Coving. Feature fireplace. Two radiators. UPVC double glazed windows to front and rear elevations.

## Sunroom

19'05 x 9'07 (5.92m x 2.92m)

Wood effect flooring. Panelled radiator. UPVC double glazed windows and french doors to rear garden

## First Floor Stairs and Landing

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

## Bedroom One

11'06 x 10'04 (3.51m x 3.15m)

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

## Bedroom Two

13'06 x 9 I-shaped measurement (4.11m x 2.74m I-shaped measurement)

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

## Bedroom Three

10'07 x 6'05 (3.23m x 1.96m)

Panelled radiator. UPVC double glazed window to front elevation.

## Bathroom

Low level W.C. pedestal wash hand basin. Bath with

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electric shower over. Full tiling to walls. Wood effect flooring. Opaque UPVC double glazed window to rear elevation.

### Garden

To the front elevation, level lawn with wall and hedge to boundary. To the rear, patio area with the remainder of the garden being laid to lawn. Gate to rear boundary leads to the parking area.

### Parking

Driveway with parking for 2-3 vehicles depending on size.

### 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 - C

### Tenure - Freehold



## Road Map



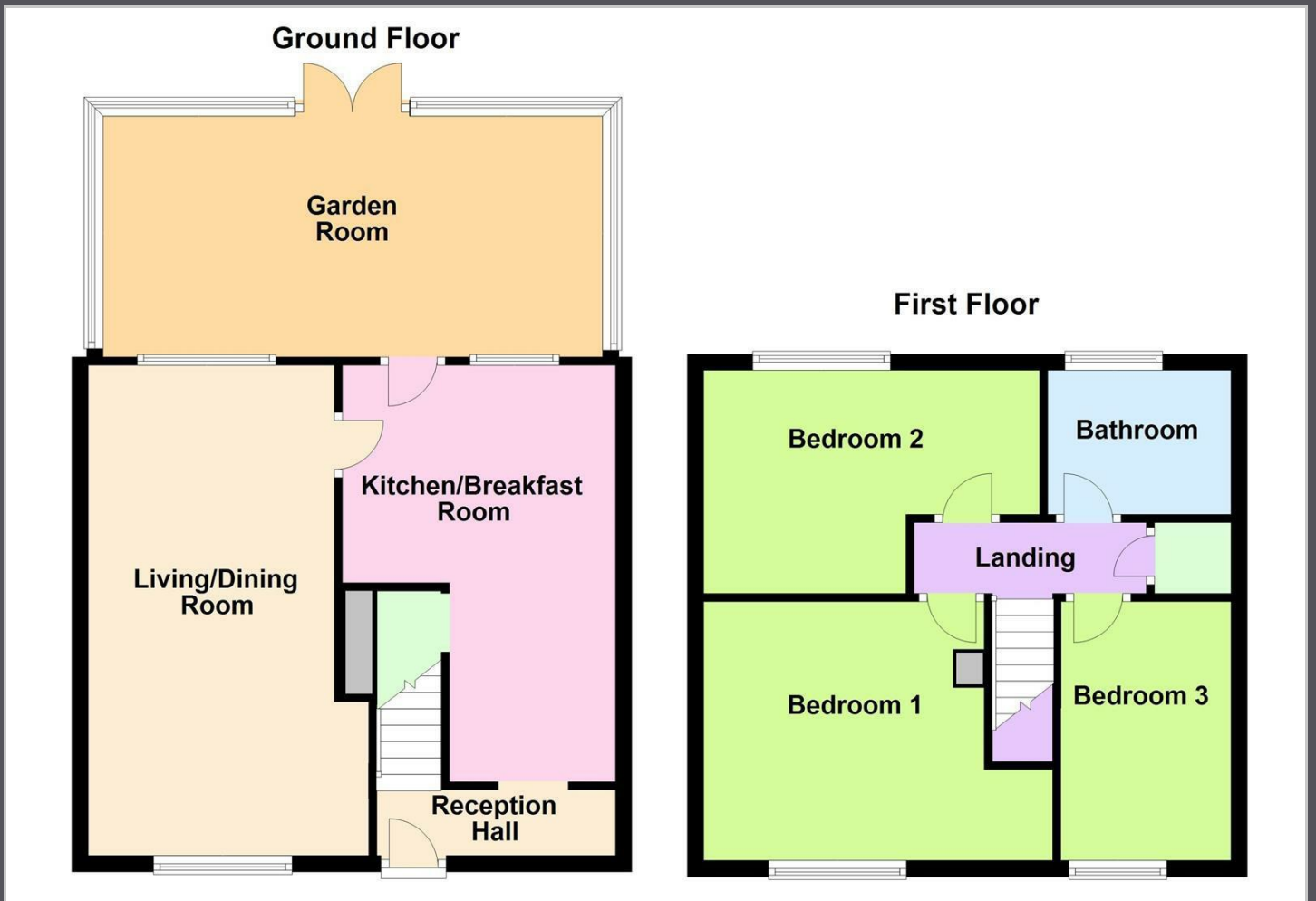
## Hybrid Map



## Terrain Map



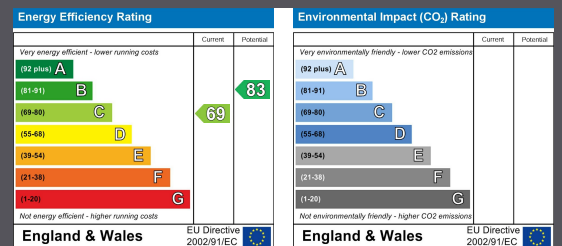
## Floor Plan



## 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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