

H & H

HOUSE & HOME
PROPERTY AGENTS



41 Severn Bridge Park Homes

Beachley, Chepstow, NP16 7HQ

No onward chain £155,000



2



1



1



D

The property is presented to a high standard throughout having been refurbished in 2022. The extensive refurbishment includes: Brand new kitchen finished in high gloss white units. Modern white bathroom suite, new flooring, complete redecoration inside and out and new mains gas combination boiler and radiators. The accommodation comprises of a living room, kitchen/dining room, two double bedrooms and and bathroom.



Description

The property is presented to a high standard throughout having been refurbished in 2022. The extensive refurbishment includes: Brand new kitchen finished in high gloss white units. Modern white bathroom suite, new flooring, complete redecoration inside and out and new mains gas combination boiler and radiators. The accommodation comprises of a living room, kitchen/dining room, two double bedrooms and a bathroom. Outside, level well maintained gardens, ramp for wheelchair access and on street parking. This select residential development also has a level walk on the banks of the River Wye, with stunning views towards The Severn Estuary, The Severn Bridge and beyond.

The property itself is located a short distance away from the village of Sedbury. Sedbury itself, has a range of local facilities to include local shops, butcher, doctors surgery and chemist.

For the outdoor enthusiast, there are many walks nearby, including the newly opened Wye Valley Greenway and the Offas Dyke footpath. The national diving centre, Forest of Dean and Wye Valley are also a short distance away. The market town of Chepstow is also within close proximity with an attendant range of facilities along with bus and rail links. The A48, M48, M4 and M5 motorway networks bring Newport, Cardiff, Bristol, Gloucester and Cheltenham within commuting distance.

Living Room 17'0" x 9'5" (5.199 x 2.892)

Coving. Two panelled radiators. UPVC double glazed windows to front and side elevations. Door to bedroom one. Door to inner hallway. Door to kitchen/dining room.

Kitchen/Dining Room 11'10" x 9'6" (3.620 x 2.904)

Fitted with a matching range of white contemporary high gloss base units all with wood effect work surfaces over. Single drainer stainless steel sink and mixer tap set in to work surface. Built in fan assisted electric oven. Four ring touch control electric hob set in to work surface with glass splash back. Plumbing and space for automatic washing machine. Space for fridge/freezer. Good quality wood effect flooring. Panelled radiator. UPVC double glazed windows to side and rear elevations. Glazed and panelled door to rear.

Bedroom Two 9'5" x 8'5" (2.883 x 2.572)

Panelled radiator. UPVC double glazed window to side elevation.

Inner Hallway

Coving. Large storage cupboard. Doors off.

Bedroom One 9'1" x 9'5" (2.773 x 2.885)

Coving. Panelled radiator. UPVC double glazed windows to rear and side elevations.

Bathroom

Installed in June 2022 - Modern white suite to include, low level W.C. with concealed cistern and dual push button flush. Wash hand basin and chrome mixer tap set over vanity storage unit. Shower bath with fixed rainwater head, separate shower attachment and screen over. Good quality wood effect flooring. Panelled radiator. Opaque uPVC double glazed window to rear.

Garden

Level gardens to the front, side and rear. Predominantly laid to lawn, there is also a private patio area. The gardens enjoy a good good degree of sunshine in different areas throughout the day. Outside tap and fence to boundary.

Parking

On street parking to front elevation. Guest parking available nearby.

AGENTS NOTE

THE RESIDENTIAL DEVELOPMENT IS SUBJECT TO AN AGE RESTRICTION OF 50 YEARS AND OVER.

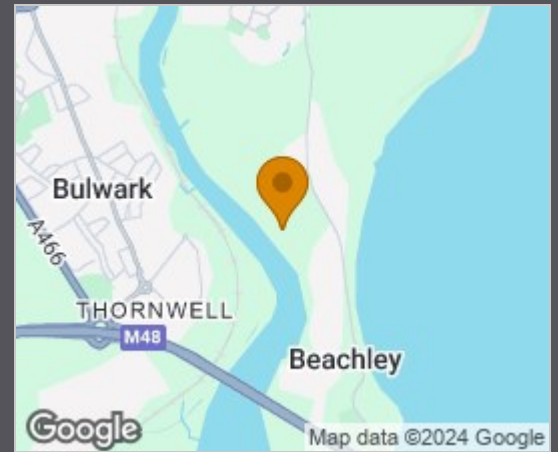
COUNCIL TAX BAND A

Tenure - Leasehold

Services

The Management Charges will stand at £136.08 per calendar month. This charge includes, water and drainage rates, maintenance for private road and private lighting. The property is on mains gas and electricity. There is a 10% pay back to the site upon selling of the property. For further information, please contact House and Home Property Agents.

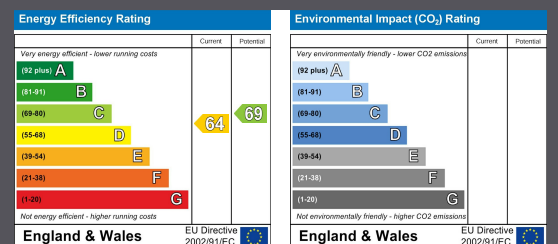
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Riverside Court, Chepstow, Monmouthshire, NP16 5UH

Tel: 01291 418418 Email: info@houseandhomesales.co.uk www.houseandhomesales.co.uk