

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 42 Hardwick Avenue

Garden City, Chepstow, NP16 5DS

£289,950





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## Description

This beautifully maintained property deserves a personal visit for complete appreciation. The ground floor features a welcoming reception hall, a bright living room with a wood burner and french doors leading to the garden, a shaker-style kitchen with breakfast area also opening onto the garden, a bay-fronted dining room with an open fireplace, and a convenient ground floor W.C. Upstairs, you'll find two double bedrooms and a superb bathroom equipped with a double shower and freestanding bath. The exterior boasts a generous wrap-around cottage-style garden and off-road parking.

Situated a short walk away is the market town of Chepstow with its attendant range of facilities. There are plenty of shops, bars, cafes and restaurants as well as good junior and comprehensive schools in the area. Chepstow is known as the gateway to the Wye Valley, itself a designated area of outstanding natural beauty. For those that enjoy the outdoors, there are many walks in the area including the Wye Valley Walk, which starts at Chepstow leisure Centre and Wales Coastal Footpath which starts in Chepstow and follows the coastline all the way to North Wales.

For the commuter, there are excellent road networks close by plus bus and rail links to be found in Chepstow. All of which bring Newport, Cardiff, Bristol, Gloucester and Cheltenham within commuting distance.

## Reception Hall

Approached via a UPVC double glazed and panelled door. Wood effect flooring. Stairs to floor landing. Original panelled door to living room.

## Living Room

14'10x 12'10 (4.52mx 3.91m)

Exposed painted beam. Attractive fireplace with floating wooden lintel and wrought iron wood burner inset. Wood effect flooring. Panelled radiator. UPVC double glazed window to front. UPVC double glazed french doors to rear elevation. Original panelled door to kitchen breakfast room.

## Kitchen Breakfast Room

13'3 x 11'11 (4.04m x 3.63m)

Inset spotlighting to plain ceiling. The kitchen is fitted with a matching range of white shaker style base and eye level storage units all with solid wooden work surfaces and compulsory upstands. Single drainer ceramic sink and mixer tap set into work surface. Built in fan assisted double oven. Five ring gas hob set into work surface with stainless steel extractor and lighting over. Space for upright fridge freezer. Plumbing and space for dishwasher and washing machine. Wood effect flooring. Panelled radiator. UPVC double glazed window to side elevation. UPVC double glazed french doors to side elevation. UPVC double glazed door to rear. Ground floor W.C. Door to dining room.

## Ground Floor W.C.

Low level W.C. Wash hand basin and mixer tap. Opaque UPVC double glazed window to rear elevation.

## Dining Room

12'04 x 11'01 into bay (3.76m x 3.38m into bay)

Open fireplace. Bespoke range of fitted storage units to chimney recess. Wood effect flooring. Panelled radiator. UPVC double glazed bay window to side elevation.

Tel: 01291 418418

## First Floor Stairs and Landing

Access to loft inspection point. Doors off.

### Bedroom One

14'11 x 12'10 (4.55m x 3.91m)

Painted beams to ceiling. Two panelled radiators. UPVC double glazed windows to front and rear elevations.

### Bedroom Two

14'11 x 10 max (4.27m/3.35m x 3.05m max)

Painted beams to ceiling. Built in wardrobe. Panelled radiator. UPVC double glazed window to side elevation.

### Bathroom

11'06 x 9'04 (3.51m x 2.84m)

Inset spotlighting to plain ceiling. Low level W.C. with pushbutton flush. Pedestal wash hand basin with mixer tap. Double step in enclosure with rainwater head shower and separate shower attachment. Freestanding bath with mixer tap and shower attachment. Range of fitted storage and airing cupboards. Tile effect flooring. Chrome towel radiator. Panelled radiator. UPVC double glazed window to rear elevation with views.

## Gardens

Attractive wrap-around cottage style gardens with private seating area accessed off the living room and kitchen breakfast room. Lawn area plus raised veg patches along with maturing fruit trees. There is an abundant range of seasonal planting and well stocked beds and borders. The gardens really do come into their own throughout spring and summer months and into in autumn. Outside tap and lighting. Mature hedge and fence to boundary.

## Parking

Approached via Double wooden gates. Parking for one vehicle but there is plenty of space to create extra parking if needed.

## Material Information

Council Tax Band - D

Tenure - Freehold

Mains gas. Mains electricity. Mains water. Mains drainage.

Construction Type - Block

Broadband and mobile coverage.

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





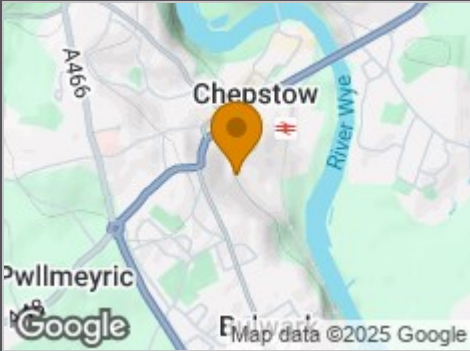
Road Map



Hybrid Map



Terrain Map



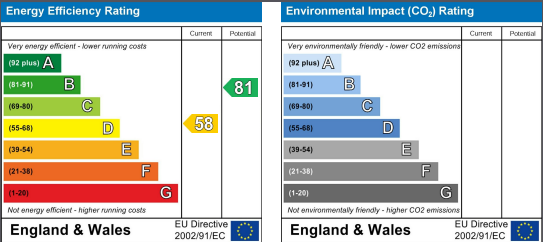
Floor Plan



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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