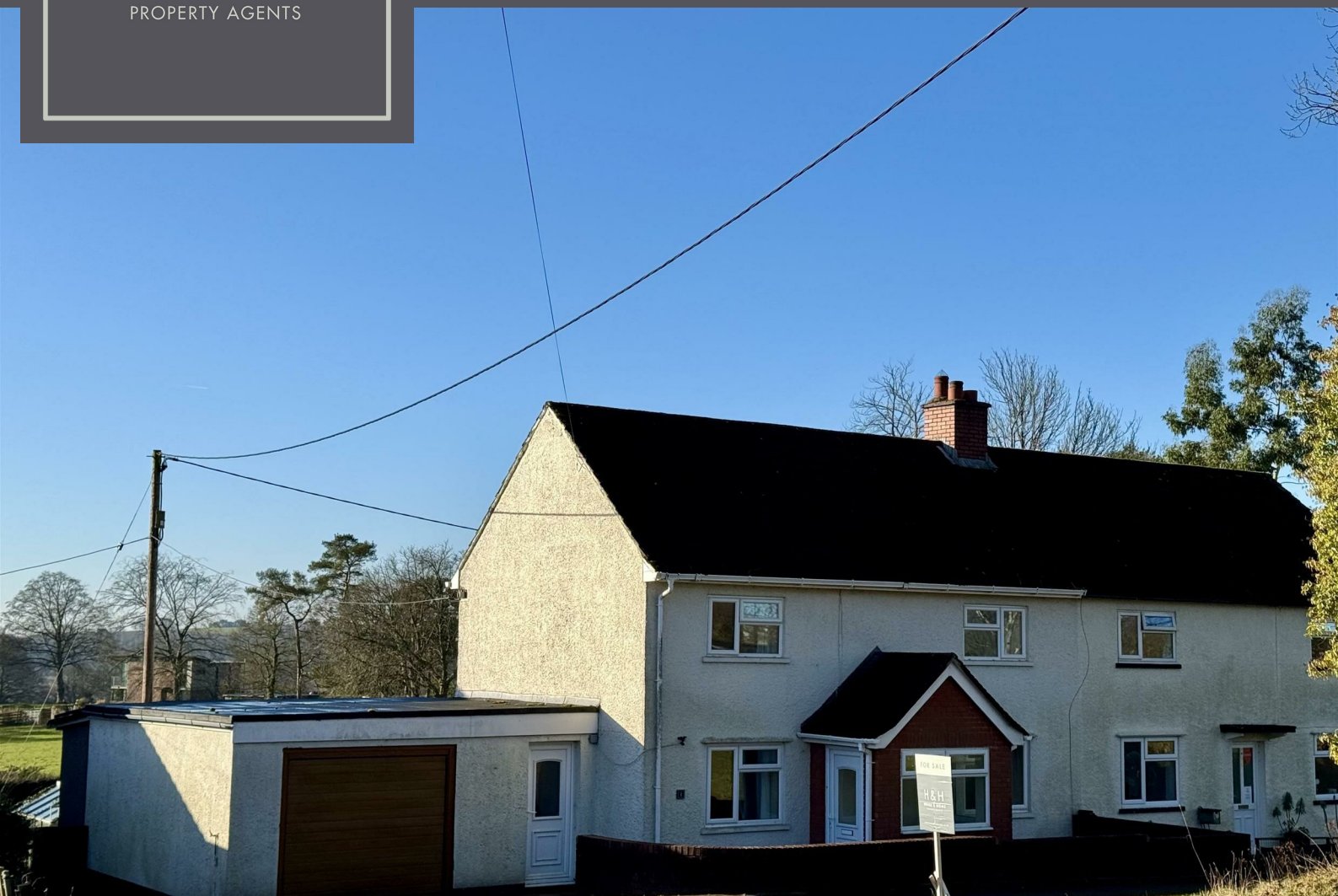


# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 1 Itton Common

Itton, Chepstow, NP16 6BY

No onward chain £359,950



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## Description

This property is available on the market with no onward chain and, although it requires some modernisation, it is well-maintained overall. The ground floor features an entrance porch, reception hall, a living room that leads to a conservatory offering views of the rear garden and open countryside. Additionally, there is a dining room open to the kitchen, a large side hallway leading to the front of the property, a utility room, a ground floor W.C., an integral garage, and a rear porch leading to a storage cupboard that could be converted into a study. The upstairs includes three bedrooms, one with a rural view, and a shower room. Outside, there is a driveway with parking for multiple vehicles, a spacious garage, and mature gardens at the rear of the property overlooking and backing on to open countryside.

Located in Itton, a quaint hamlet with scenic walking routes nearby, the property is less than a 10-minute drive from the bustling market town of Chepstow. Chepstow offers a variety of local amenities and good schooling options. Furthermore, with bus, rail, and motorway connections, larger towns and cities are easily accessible for commuting.

## Entrance Porch

Approached via UPVC panelled door with double glazed insert. Tiled floor. UPVC double glazed windows to front and side elevations. UPVC double glazed and panelled door to reception hall.

## Reception Hall

Coving. Understairs storage. Panelled radiator. Stairs to first floor landing. Doors off.

## Dining Room

9'10 x 8'07 (3.00m x 2.62m)

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

## Kitchen Breakfast Room

16'7'04 (4.88m x 2.24m)

Coving. Fitted with a matching range of base and eye level storage units all with wood effect work surfaces. Single drainer stainless steel sink with chrome mixer tap. Built in double electric oven. Four electric hob set into work surface. Tiled floor. UPVC double glazed window to conservatory. Door to side hallway.

## Side Hallway

Tile effect flooring. Doors off to utility room, conservatory, garage and rear porch. UPVC double glazed and panelled door to front elevation.

## Utility Room

9'11 x 8'11 (3.02m x 2.72m)

Range of matching base units with wood effect work surfaces. Single drainer stainless steel sink and mixer tap. Plumbing and space for automatic washing machine. UPVC double glazed window to rear elevation.

## W.C.

Low level W.C.

## Rear Porch

Tile effect flooring. UPVC double glazed and panelled door to rear elevation. Door to Storeroom which could be utilised to create a study area.

## Storeroom

11'07 x 7'06 (3.53m x 2.29m)

Power points and lighting. UPVC double glazed window to rear elevation. A useful space that could be utilised to create a study.

## Living Room

16'10 x 10'11 (5.13m x 3.33m)

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

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### Conservatory

15'06 x 11'03 (4.72m x 3.43m)

Wood effect flooring. Power points and lighting. UPVC double glazed french doors to rear elevation.

### First Floor Stairs and Landing

Access to loft inspection point. Airing cupboard housing wall mounted Flo Gas combination boiler. Doors off. UPVC double glazed window to rear elevation with rural outlook.

### Bedroom One

11'11 x 9'08 (3.63m x 2.95m)

Built in wardrobe. Panelled radiator. UPVC double glazed windows to front elevation.

### Bedroom Two

12'02 x 9'02 (3.71m x 2.79m)

Range of fitted wardrobes. Panelled radiator. UPVC double glazed window to front elevation.

### Bedroom Three

9'10 x 7'03 (3.00m x 2.21m)

Built in wardrobe. Panelled radiator. UPVC double glazed window to rear elevation with rural outlook.

### Shower Room

Inset spotlighting. Low level W.C. Wash hand basin with chrome mixer tap set over vanity storage unit. Walk in

shower with electric shower. Anti slip flooring. Full tiling to walls. Chrome towel Radiator. Opaque UPVC double glazed window to rear elevation.

### Garage and Parking

17'10 x 11'09 (5.44m x 3.58m)

Spacious garage with up and over door. Power points and lighting. Door to side hallway. Large block paved driveway with ample parking for several vehicles.

### Garden

A particular feature of the property are the generous, well maintained and mature gardens which are situated to rear the rear of the property. Predominantly laid to lawn with an abundant range range shrubs, tress an bushes along with well stocked beds and borders all of which back onto open countryside.

### Material Information

Council Tax Band - D

Tenure - Freehold

Mains electricity. Mains water. Private drainage - Septic tank.

LPG tank in rear garden.

LPG boiler.

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



Road Map



Hybrid Map



Terrain Map



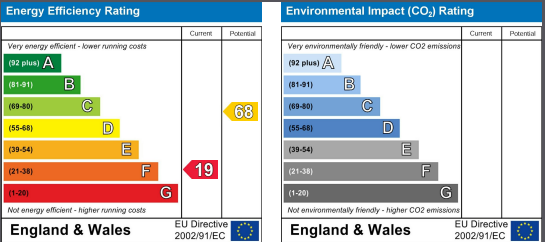
Floor Plan



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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