



# 17 Valentine Lane Thornwell, Chepstow, NP16 5TH No onward chain £199,950







This first-floor apartment is offered to the market with no onward chain and presents a fantastic opportunity for firsttime buyers, downsizers, or investors. Benefiting from private access and its own rear garden, the property provides a rare level of independence for apartment living.



#### Description

The integral garage provides access to the private rear garden and also offers

promising long-term investment.

Local amenities can be found nearby and the property is situated close to the 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 know 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 a short distance away at Chepstow leisure Centre and Wales coastal footpath which starts in Chepstow and

Bridge crossing to England, which is minutes away plus bus and rail links to be found in Chepstow. All of which bring Newport, Cardiff, Bristol, Gloucester and Cheltenham within commuting distance.

#### Entrance Hall

Approached via glazed and panelled door. Wood effect flooring. Panelled radiator. Door to garage. Stairs to first floor living room.

#### Living Room 16'06 max x 12'03 max (5.03m max x 3.73m max)

#### Kitchen 9'09 x 5'06 (2.97m x 1.68m)

surfaces. Single drainer stainless steel sink and mixer tap set into work surface all with tile splash backs. Space for cooker. Space for undercounter fridge. Plumbing

# Inner Hallway

Access to loft inspection point. Airing cupboard housing hot water cylinder. Doors off. Panelled radiator. Double glazed window to front elevation.

## Bedroom One 11'08 max x 10'07 max (3.56m max x 3.23m max)

Panelled radiator. Double glazed window to front elevation.

#### BedroomTwo 8'02 x 7'02

Panelled radiator. Double glazed window to rear elevation.

#### Garden

#### Garage and Parking

Up and over door, power points and lighting. Wall mounted gas boiler. Useful understairs storage cupboard. Door to rear garden.

#### Agents Note

There are two garages which are owned by 17, Valentine Lane that are leased to 19 and 21 Valentine for 999 years from 6-12-1991.

#### Material Information

Tenure - Freehold Council Tax Band - C

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

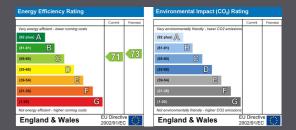








# Energy Efficiency Graph



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