



**FREEHOLD**

**£250,000**



**71 AUST CRESCENT, BULWARK, CHEPSTOW, MONMOUTHSHIRE,  
NP16 5NL**

- THREE BEDROOMS
- MODERN FITTED KITCHEN
- FAMILY BATHROOM
- CLOSE TO LOCAL AMENITIES
- NEWLY FITTED GAS BOILER
- GOOD SIZED LOUNGE
- CONSERVATORY
- LOW MAINTENANCE GARDEN
- QUIET, CUL-DE-SAC POSITION
- NO ONWARD CHAIN

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**KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE, THIS BEAUTIFULLY MAINTAINED END TERRACED HOUSE IN A QUIET CUL-DE-SAC POSITION WITH GOOD SIZED LIVING ACCOMMODATION, MODERN FITTED KITCHEN AND EASY MAINTENANCE GARDEN, ALL BEING OFFERED WITH NO ONWARD CHAIN.**

The Historic Town of Chepstow features a fantastic range of local shopping facilities and eatery's/cafes (national and independent). Also famous for its historic Norman cliff top Castle and Racecourse. The wider area includes Wye Valley and Forest of Dean which offers a range of outdoor pursuits; such as the Offa's Dike foot Path, Canoeing and forest cycle paths and National Dive Centre.

Bulwark is a predominantly residential area of Chepstow, Monmouthshire, Wales, largely developed during the twentieth century. The area is so named because of its Iron Age fort, which is now maintained as a public open space.

Front door to -

**Entrance Hall:** Tiled floor, two storage cupboards, stairs off.

**Lounge:** 21' 11" x 9' 5" (6.68m x 2.87m), Feature fire place with inset electric fire, window to front, radiator, wood effect flooring, French doors to rear, open plan to -

**Kitchen:** 17' 6" x 8' 10" (5.33m x 2.69m), Fitted at wall and base level providing worktop and storage space, sink unit, cupboard housing newly fitted gas boiler providing central heating and domestic hot water, two windows and door to rear, space for fridge/freezer, free-standing cooker, washing machine, part tiled walls, tiled floor.



**Conservatory:** 17' 5" x 11' 4" (5.30m x 3.45m), Of three quarter glazed construction, wood effect flooring, radiator, French doors to rear.

First floor stairs to -

**Landing:** Window to side with views, access to loft, airing cupboard with shelving.

**Bedroom One:** 10' 9" x 10' 2" (3.27m x 3.10m), Fitted wardrobe, window to front, radiator.



**Bedroom Two: 11' 1" x 9' 1" (3.38m x 2.77m),**  
Fitted wardrobe, window to rear, radiator.

**Bedroom Three: 8' 5" x 7' 10" (2.56m x 2.39m),**  
Window to front, radiator.

**Bathroom:** Three piece suite comprising panelled bath, with screen and shower over, wash hand basin, low level W.C., heated towel rail, part tiled walls, tiling to floor, obscured window to rear.

**Outside:** The front garden has gated pedestrian access with pathway leading to front door and a variety of plants and shrubs. Pedestrian access leads to the rear garden, part of which is South facing, there is a large decked area, ideal for outside entertaining, wooden frame hot tub/storage space with power & lighting, lawned area, herbaceous borders, greenhouse and storage shed, enclosed by timber fencing.

**Services:** All main services connected to the property. The heating system and services where applicable have not been tested.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

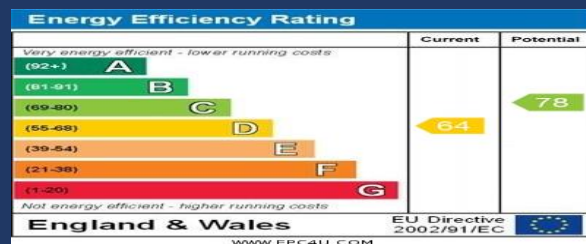
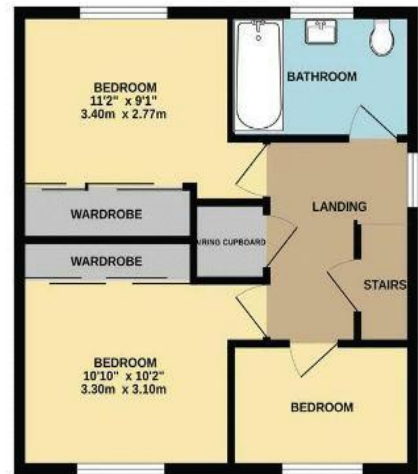
**01594 823033**



GROUND FLOOR  
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



**PASSIONATE**  
ABOUT  
*Property*  
SINCE 1982