



TUTSHILL

Guide price **£300,000**



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To book a viewing call 01291 626262

61 WYEBANK ROAD

Tutshill, Gloucestershire NP16 7FA



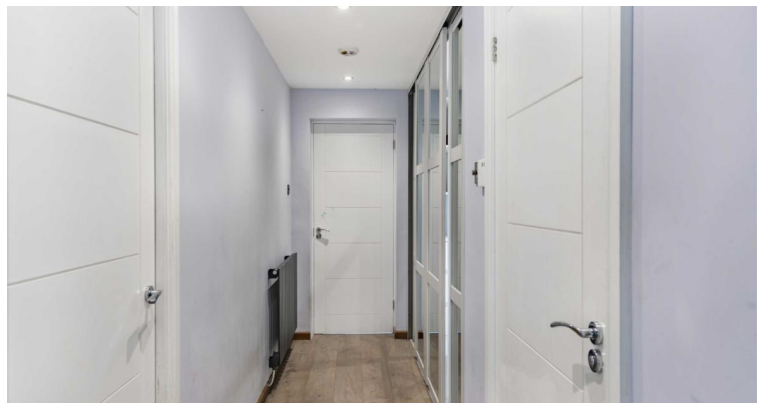
Extended semi detached bungalow
Fully refurbished throughout
No onward chain

Over the past 12 months, this 1970's built semi-detached bungalow has been refurbished and internally modified to provide spacious, modern accommodation comprising double glazed entrance porch, large open plan living room with newly fitted kitchen to one side, master bedroom with adjoining bedroom/study, walk in wardrobe/study, double bedroom and family bathroom. The home is complimented by gas central heating, Upvc double glazing, integrated kitchen appliances, surround sound speaker system and Wi-Fi network.

The historic market town of Chepstow offers local shopping facilities including both national stores and local boutiques as well as a leisure centre, bars and restaurants. The area also offers wonderful footpaths across the Wye Valley and the nearby Offa's Dyke path. This executive home is within excellent commuting distance of Bristol, Cardiff and Newport and is just 3 miles from Junction 2 of the M48 Motorway.



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KEY FEATURES

- Refurbished and extended semi-detached bungalow
- Good sized family accommodation
- Front and rear garden
- Integrated kitchen appliances
- Beautifully presented throughout
- Offered with no onward chain



STEP INSIDE



PORCH

Double glazed throughout with ceramic tiled floor and side facing door. Glazed door with side panel to:

OPEN PLAN LIVING ROOM / KITCHEN

6.35m x 5.30m (20'10" x 17'5")

The original living room and kitchen have been incorporated into one large family room with open plan newly fitted kitchen. The living room area has laminate flooring with one end of the area adapted to incorporate a T.V. Up to 95" in size with integrated shelving to one side, speaker system, concealed lighting and inset coal effect electric fire beneath. There is a front facing double glazed window overlooking woodland to the front of the property, a radiator and inset ceiling spotlighting. The kitchen area has ceramic tiled flooring, a central island unit/breakfast bar with integrated storage and wine rack with 'Caldeira' compact laminate work top and inset induction hob with chimney extractor fan over. There are newly fitted white high gloss units housing a sink with mixer tap set in a 'Caldeira' worktop with incorporated drainer and mixer tap. Integrated appliances include a dishwasher, washing machine, Neff oven and microwave, fridge freezer and a larder unit. Side facing double glazed window and door. Access to:

INNER HALL

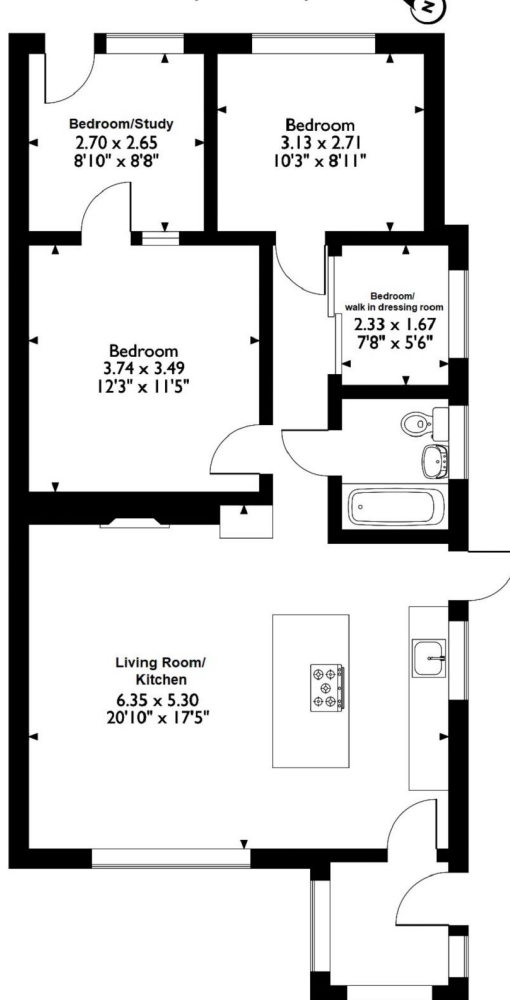
Laminate flooring. Radiator and access to:

MASTER BEDROOM

3.74m x 3.49m (12'3" x 11'5")

A good size double room with inset ceiling spotlighting and concealed edge mood lighting, laminate flooring, original Versace wallpaper to one wall, radiator and ½ glazed door with glazed side panel to:

61 Wyebank Road Tutshill, Chepstow
Approximate Gross Internal Area
79 Sq M/852 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

ADJOINING BEDROOM THREE

2.70m x 2.65 (8'10" x 8'8")

Laminate flooring. Radiator. Inset ceiling spotlights. Rear facing Upvc double glazed window and door.

BEDROOM TWO

3.13m x 2.71m (10'3" x 8'11")

A double room with rear facing double glazed window. Laminate flooring, inset ceiling spotlighting and radiator.

WALK IN WARDOBE / STUDY

2.23m x 1.67m (7'4" x 5'6")

Sliding mirrored door access. Currently used as a walk-in dressing room though could be utilised as a single bedroom. Shelving. Hanging space and drawer units to either side. Integrated ceiling spotlighting and side facing double glazed window.

FAMILY BATHROOM

Suite comprising bath with mains mixer shower over, wash hand basin with vanity unit, w/c with enclosed cistern, ceramic tiling to floor and splashbacks. Chrome towel radiator and extractor fan.

STEP OUTSIDE



FRONT

The property is located at the lower end of Wyebank Road and benefits from having open views at the front towards woodland. There is a good-sized front garden with artificial grass and borders with decorative stone and mature shrubs. Steps at one side lead to the front porch and a tarmac drive leading up to double gates accessing the side and rear gardens.

REAR

Paved throughout the side and lower elevation of the rear garden with Indian Sandstone paving slabs, a dwarf retaining wall with flat artificial turfed area above. There is a new garden shed, base for decking with power, a CCTV camera system, outside tap and sockets.

AGENTS NOTE:

The property is of steel framed construction. We advise that you speak to your mortgage advisor/lender.

INFORMATION

Postcode: NP16 7FA

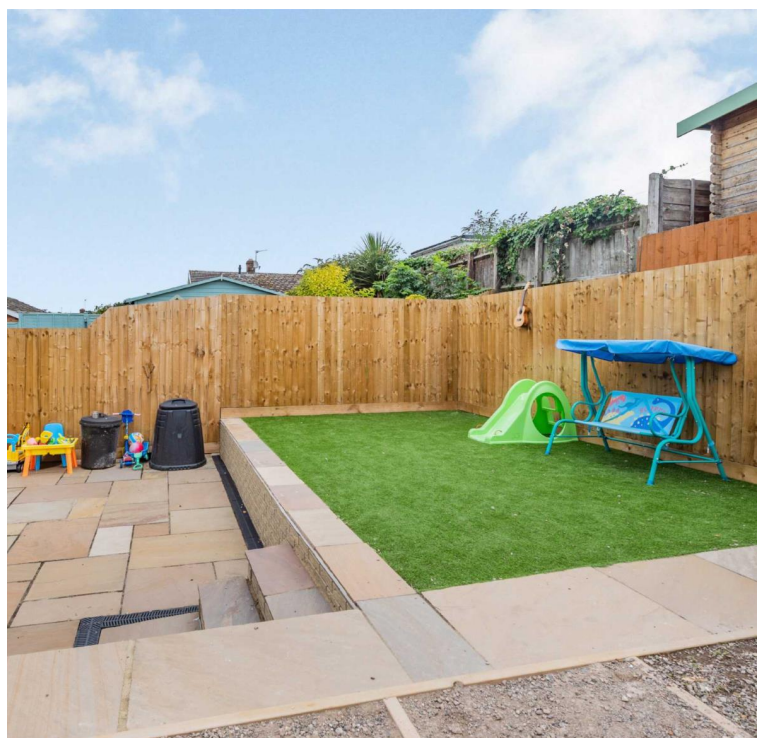
Tenure: Freehold

Tax Band: B

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

Leaving Chepstow on the A48 towards Gloucester proceed over the bridge over the River Wye, turn right signposted Sedbury and Beachley. At the roundabout take the third exit onto Wyebank Road, number 61 can be found towards the end of the road on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		87
B (81-91)		
C (69-80)	72	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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