



CHEPSTOW

Guide price **£250,000**



50 HARDWICK AVENUE

Monmouthshire, NP16 5EB



Two double bedroomed mid-link house
Beautifully presented throughout
Close to Chepstow town centre

This two double bedroomed mid-link house, (which was originally three bedroomed and could be converted back if required) has been tastefully modernised throughout and offers accommodation comprising living room, dining room, kitchen, rear porch/utility, cloakroom, two bedrooms and a first floor bathroom with a jacuzzi bath. The property is complimented by Upvc double glazing, gas central heating and a living flame fire to the living room. Ideally positioned with easy access to Chepstow town centre and all local amenities including schools, supermarkets, national shops and local boutiques as well as doctors and dentists. The popular market town of Chepstow is located on the banks of the tidal river Wye in Monmouthshire, South Wales and adjoining Gloucestershire in England and attracts locals and tourists alike with easy access to the M4 motorway. The castle situated on the clifftop above the river is considered to be the oldest surviving stone castle in Britain and overlooks the historic cast iron Wye Bridge built in 1816.

The town hosts a number of popular community events including the annual Wassail, Mari Lwyd in January and 'Castell Roc' music festival. Chepstow is also home to the Welsh National which takes place annually at Chepstow Racecourse.



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KEY FEATURES

- Two bedroomed mid-link house (originally three beds)
- Close to Chepstow town centre
- Beautifully presented throughout
- Luxury kitchen with appliances
- Good sized rear garden
- Close to local amenities



STEP INSIDE



Upvc door with inset decorative double-glazed panel to:

ENTRANCE VESTIBULE

Fitted carpet. Stairs to first floor. Access off to:

DINING ROOM

4.24m x 3.16m (13'11" x 10'4")

Currently utilised as an office for home working with fitted carpet. Radiator. Front facing double glazed window. Under stairs storage cupboard.

LIVING ROOM

4.24m x 3.61m (13'11" x 11'10")

A dual aspect room with front and rear facing double glazed windows. Feature fireplace with inset living flame coal effect gas fire with ornamental hearth and alcoves to either side. Painted floorboards. Radiator. Access to:

KITCHEN

3.83m x 3.83m (12'7" x 12'7")

Another dual aspect room with rear and side facing double glazed windows. Quality fitted stone coloured wall and base units with marble effect uplifts and work surfaces, 1.5 bowl composite sink with mixer tap, integrated double oven and hob with extractor fan over, dishwasher, plumbing for automatic washing machine and inset ceiling spotlights. Open plan access to:

REAR PORCH / UTILITY

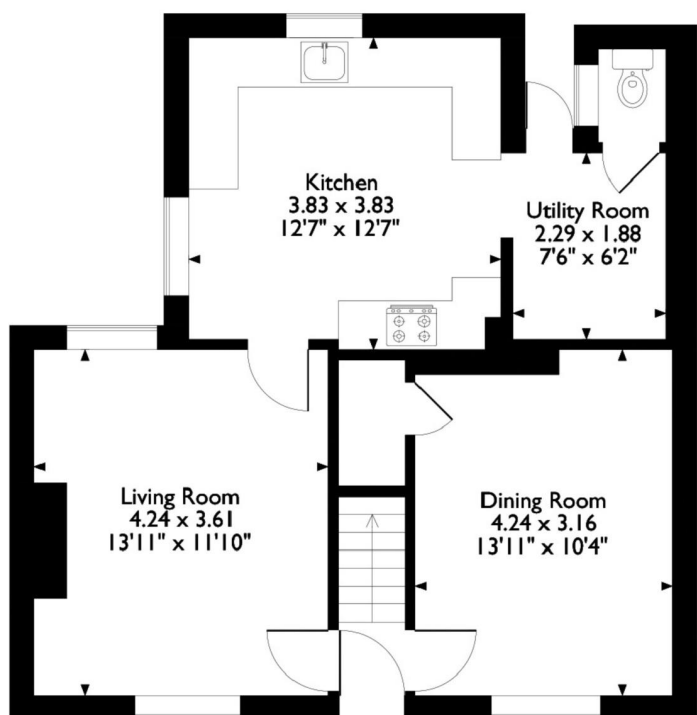
2.29m x 1.88m (7'6" x 6'2")

Double glazed door to rear garden. Cushion flooring. American style fridge. Space for a tumble dryer. Panel door to:

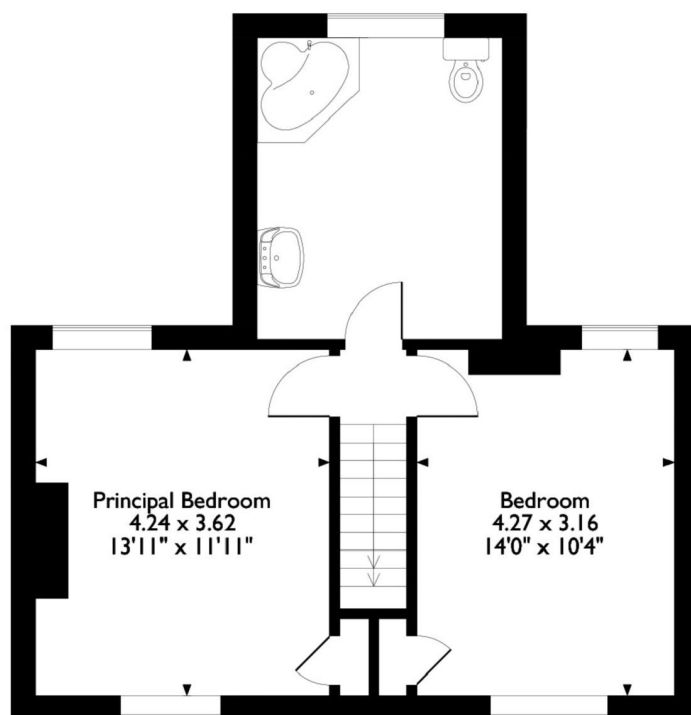
CLOAKROOM

Cushion flooring, wc and side facing double glazed window.

50 Hardwick Avenue, Chepstow, Sir Fynwy
Approximate Gross Internal Area
99 sq m/1065 sq ft



Ground Floor



First Floor

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.

Stairs to FIRST FLOOR and LANDING

Stairs to landing with fitted carpet and loft access point. Access to:

BEDROOM ONE

4.24m x 3.62m (13'11" x 11'11")

A lovely dual aspect main room with fitted carpet. Front and rear facing double glazed windows. Ornamental fireplace. Built in cupboard. Radiator.

BEDROOM TWO

4.27m x 3.16m (14'0" x 10'4")

Another dual aspect double room with front and rear facing double glaze windows. Ornamental fireplace. Fitted carpet. Built in cupboard. Radiator.

FAMILY BATHROOM

Originally a third bedroom and could be converted back if required. Now fitted with a luxury suite comprising corner jacuzzi bath, pedestal wash hand basin, wc, tiled to splashbacks, laminate flooring, beamed ceiling, original ornamental fireplace and towel radiator.

STEP OUTSIDE



FRONT:

To the front of the property there is a forecourt with a decorative slate base and pathway to the front door, there is surrounding walling and occasional shrubs.

REAR:

The good-sized rear garden has access to a pedestrian lane at the rear. The garden offers pebbled landscaping with well stocked flower beds raised deck with trellis over, a garden shed and a cultivated area. All of this is enclosed with surrounding fencing for privacy.

INFORMATION

Postcode: NPI 6 5EB

Tenure: Freehold

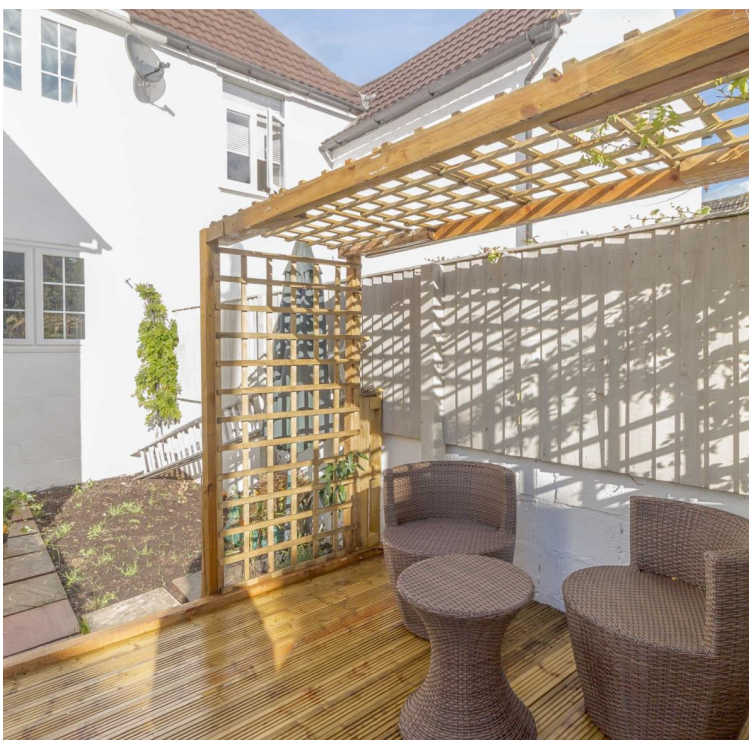
Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

Travelling East from Chepstow on the A48 towards Gloucester continue down the hill turning right into Garden City Way. Continue along this road and turn left into Hardwick Avenue, continue along Hardwick Avenue and number 50 can be found on the right-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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