



CHEPSTOW

Guide price **£435,000**



25 HARDWICK AVENUE

Chepstow, Monmouthshire NP16 5DJ



Four bed mid-terraced property
Professionally landscaped rear garden
Off-road parking to the rear

This is a lovely example of a 4-bedroom terrace property situated in the centre of Chepstow. With its combination of historic charm and contemporary comforts, this period 4 bed mid-terraced property stands as a testament to timeless elegance and refined living in the heart of Chepstow.

It has been loved, updated, and decorated in modern tones. The property is very spacious with high ceilings, a large reception room, which gives the impression of space. The property flows over three split floors, featuring a guest suite on the top floor with an ensuite. There is also a principal bedroom to the front with an ensuite, along with two further bedrooms and a modern family bathroom.

Well situated in a popular area within easy walk of Chepstow Town Centre which benefits from a bus, road and rail links and very easy commuting distance to the M48 motorway with access to Bristol, Newport and Cardiff etc. It is also located within easy distance of spectacular countryside walks including the famous Offas Dyke path which follows the English/Welsh borders, Wye Valley and surrounding countryside also providing a wealth of further outdoor pursuits including cycling, riding etc. Historical monuments close at hand include Chepstow Castle, Caldicot Castle and Tintern Abbey.



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KEY FEATURES

- Four bedroom mid-terrace property
- Walking distance to Chepstow town centre
- Private parking to the rear
- Landscaped garden
- Beautifully presented
- Open plan living



STEP INSIDE



Upon entering the property through the contemporary brightly painted yellow front door, the true property unfolds, revealing a welcoming entrance hall characterised by its lofty ceiling and tasteful and practical flooring. This residence is a true blend of characterful charm and modern-designed living.

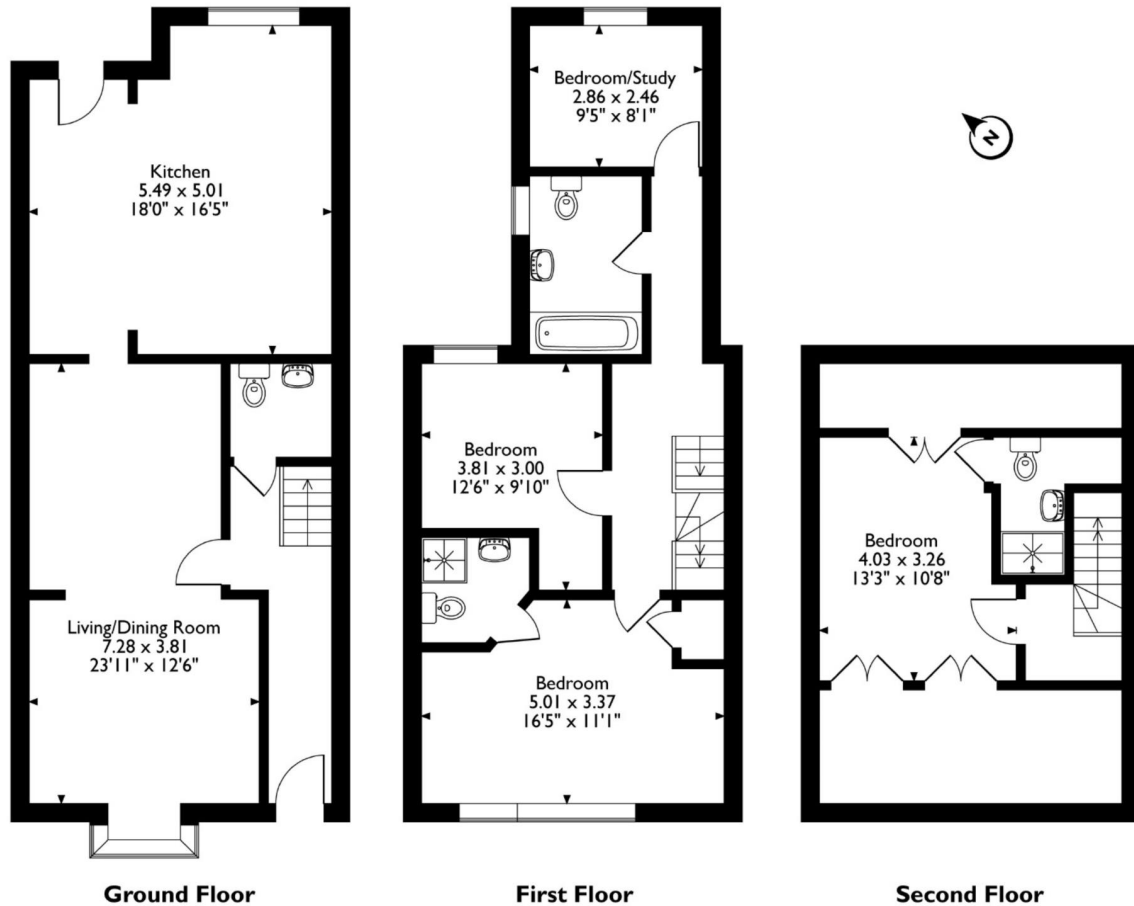
The spacious open-planned front sitting room seamlessly flows onto the dining area and then the kitchen, the lounge with its elegant large window and feature fireplace with a working log burner adding warmth and character ideal for unwinding on winter evenings.

The overall appeal of this period property will be evident to see. The decor, carefully chosen, creates an inviting ambience, large windows allow the room to be bathed in the soft glow of the afternoon sun, enhancing the overall welcoming atmosphere.

As you move towards the rear of the property, prepare to be surprised by the size of the kitchen with ample space for a large kitchen table, the kitchen is all fitted out with modern kitchen cupboards and wall units and plenty of worktop space, this is a real family kitchen and the hub of the home.

This space is designed to accommodate family time and shared activities, with easy access to the garden and parking area, creating an inviting atmosphere. The convenient downstairs WC, located just off the main hallway, offers easy accessibility and is perfect for storing shoes and coats.

Approximate Gross Internal Area 134 Sq M / 1442 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.

Ascend the elegant period stairs and balustrade to discover the distinct levels that grant access to this remarkable property. The first level boasts three bedrooms, with one currently utilised as a study, as well as a family bathroom.

Continue upward to the principal bedroom with its ensuite. Finally, the top floor features a guest floor with an ensuite, offering a complete and luxurious living experience.

STEP OUTSIDE



The rear garden is truly delightful. It has been recently redesigned and professionally landscaped to include a grass area and a summer house where you can relax and enjoy the evening sun.

There is also a section with raised beds where you can cultivate your own vegetables. The property has a private area suitable for parking four vehicles.

Additionally, there is a right of way across the rear area for the next door neighbour to access their property, driveway, and garden.

INFORMATION

Postcode: NPI 6 5DJ

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: TBC

EPC: D





DIRECTIONS

From our Chepstow office heading up onto Moor Street and bearing left, take the left turning onto Mount Pleasant/A48. Take the next right turning onto Garden City Way. In approximately 700 yards turn right onto Hardwick Avenue and you can find the property on the right-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	79
(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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