



ST BRIAVELS

Guide price **£265,000**



6 CROSS KEYS

St. Briavels, Lydney, Gloucestershire GL15 6TH



3 bed semi-detached property
Situating in a desirable location of St Briavels
No upper chain

We are pleased to present a fantastic opportunity to acquire a charming 3-bedroom semi-detached property ideal for renovation and modernisation.

The property boasts a sizable garden, offering ample outdoor space for gardening, entertaining, or potential expansion. Enjoy the convenience of plenty of parking space, a valuable asset in today's market.

The historic village of St Briavels, centered around its ancient castle, offers a delightful blend of community and convenience, with a range of local amenities including a school, A public house, church, and a doctor's surgery. This property is ideally located between Chepstow and Monmouth, both of which boast excellent schools, a diverse array of shops, and reliable transport links.

In addition to its local conveniences, St Briavels is perfectly positioned for outdoor enthusiasts. Residents can enjoy easy access to the stunning Offa's Dyke and Wye Valley walks, as well as cycling in the picturesque Forest of Dean. For those who love water activities, the beautiful River Wye offers a variety of options. Whether you are looking for a peaceful village lifestyle or an adventurous outdoor experience.

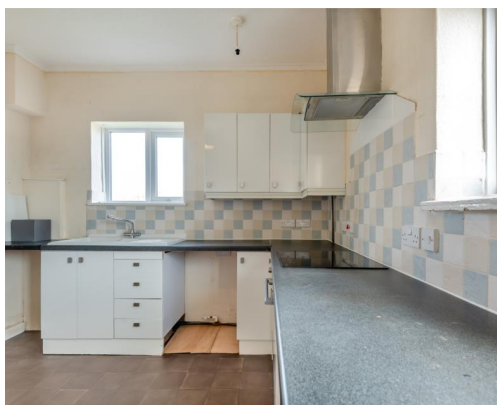


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KEY FEATURES

- Three bedroom semi- detached property
- No Upper chain
- Located up a private driveway with a sizeable side and rear garden
- Great investment
- Opportunity to remodel



STEP INSIDE

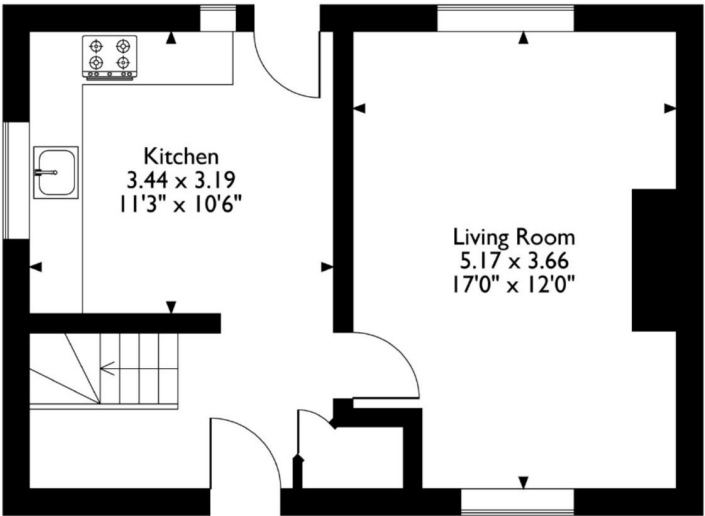


This is a fantastic opportunity to purchase a three-bedroom semi-detached home that is perfect for updating and transforming into a lovely family residence.

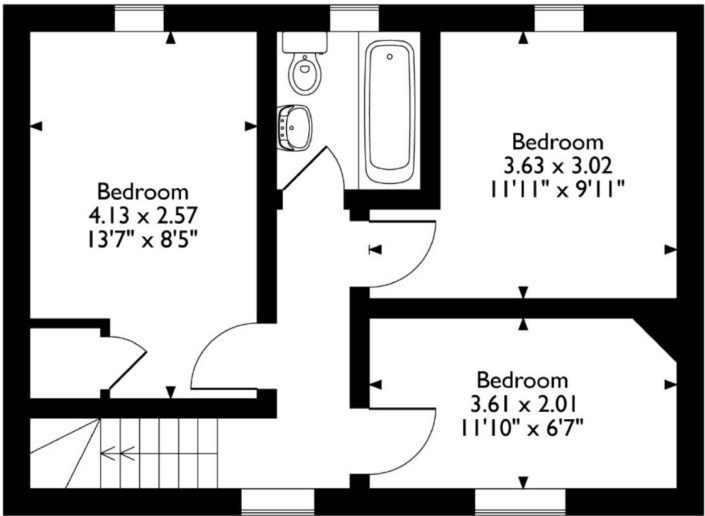
Upon entering the property through the front door, you are welcomed by an inner hallway that leads to the main reception room on the right. This spacious room features dual windows that provide views of both the front and rear of the home.

The kitchen is situated at the back and includes a rear door that opens out into the garden and a sizable driveway, providing easy access for outdoor activities.

Approximate Gross Internal Area
76 Sq M/818 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.

As you ascend to the first floor, you will find three bedrooms, some of which retain their original fire grates, adding a touch of character to the space.

Additionally, there is a convenient family bathroom.

With a little creativity and vision, this home has the potential to become a wonderful family haven. Don't miss the chance to make it your own!

STEP OUTSIDE



The property boasts a significant outdoor space, providing ample opportunities to install a garage or workshops, subject to the necessary consents, or create parking for several vehicles while still retaining a generous area for a garden.

INFORMATION

Postcode: GL15 6TH
Tenure: Freehold
Tax Band: B
Heating: Oil
Drainage: Mains
EPC: E





DIRECTIONS

From our Chepstow office proceed down the main high street, pass the castle on the left and carry straight on at the traffic lights (over the Old Iron bridge) and continue up Castleford Hill. Turn left at the double-mini roundabouts onto Coleford Rd (signposted St Briavels). Follow this road for approximately 6.8 miles where you will enter the village of St Briavels carry along this road and the property is situated on the right-hand corner of the second turning right.



| Energy Efficiency Rating | | |
|---------------------------------------------|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (92-100) | | |
| B (81-91) | | |
| C (69-80) | | |
| D (55-68) | | |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 42 | 73 |
| EU Directive 2002/91/EC | | |

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.