



CHEPSTOW

Guide price **£345,000**



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To book a viewing call 01291 626262

6 NORMANDY WAY

Chepstow, Monmouthshire NP16 5NB



3 bed semi-detached property
Off-road parking.
Sought-after location of the Danes

This is a great opportunity to acquire a 3/4 bedroom semi-detached property that is surprisingly spacious. It offers the chance to secure a home within walking distance of Chepstow Comprehensive School and The Dell Primary School. This makes it an excellent choice for families looking to settle in a convenient and family-friendly neighborhood. Don't miss out on this fantastic opportunity!

The nearby town of Chepstow is a vibrant hub, boasting a variety of dining options, shopping venues, and sports facilities to cater to diverse interests. One of the town's most notable features is the historic Chepstow Castle, which provides a stunning and culturally rich backdrop that highlights the area's deep-rooted history.

Chepstow serves as a gateway to major motorways such as the M48 and M4, ensuring excellent connectivity and making it easy to reach nearby cities like Bristol, Newport, and Cardiff. Additionally, the presence of a mainline train station enhances accessibility, making commuting and travel convenient for both residents and visitors. Overall, Chepstow strikes a perfect balance between historical charm and modern living, making it an attractive destination for both locals and tourists alike.



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KEY FEATURES

- Three bedroom semi- detached property
- 3 reception rooms
- Off road parking
- Flexible accommodation
- Ground floor modern shower room



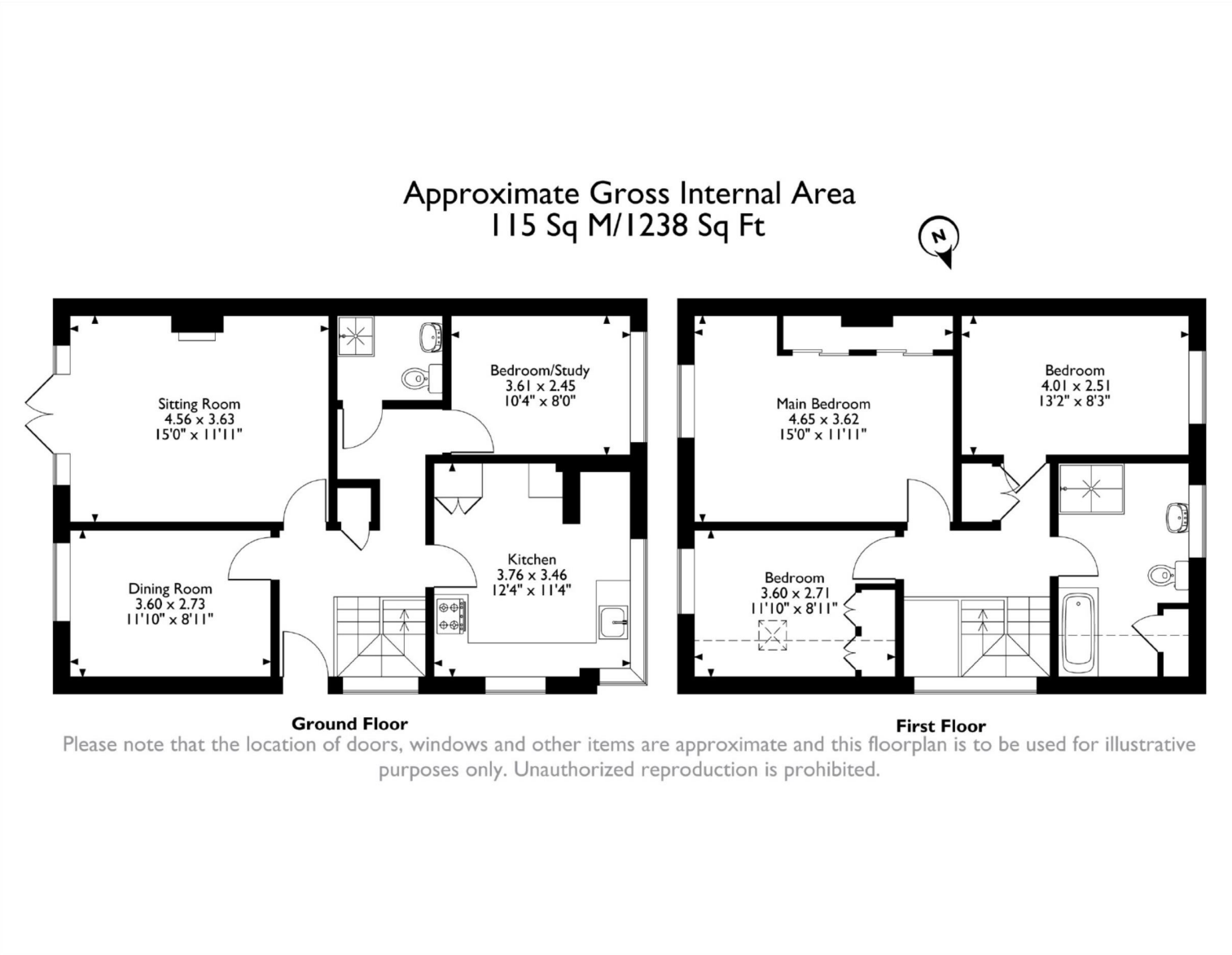
STEP INSIDE



As you enter through the main front door on the left side of the property, you'll immediately be greeted by a spacious hallway featuring a staircase that wraps around, embracing the full height of the ceiling and creating an open and airy atmosphere. This welcoming space provides access to three reception rooms, one of which includes a convenient shower room just off the inner hallway, allowing you to utilise the area to suit your needs.

The main lounge, situated at the rear of the property, serves as a cosy retreat, complete with a charming fireplace adorned with a wooden mantel. Featuring practical laminate flooring, the lounge is both stylish and functional, with large patio doors that open directly to the garden. This design creates an ideal setting to bask in the afternoon sun, enhancing the overall living experience by seamlessly blending indoor and outdoor spaces.

Adjacent to the lounge, the separate dining room offers lovely views of the rear garden, fostering an inviting ambiance that is perfect for meals and gatherings with family and friends. With its warm atmosphere and outlook, this space is thoughtfully designed for memorable dining experiences and social occasions, making it a delightful spot for entertaining to the rear of the property.



STEP OUTSIDE



This property features off-road parking at the front, along with convenient side access to the main entrance. A pathway leads to the rear garden, which boasts a grassy area and a lovely decked space that flows directly from the main lounge, creating an ideal setting for outdoor relaxation and entertainment. The garden is securely enclosed by wooden fencing, providing both privacy and a safe environment for outdoor activities, making it perfect for families or those who enjoy spending time outside.

INFORMATION

Postcode: NP16 5NB
Tenure: Freehold
Tax Band: E
Heating: Gas
Drainage: Mains
EPC: D





DIRECTIONS

From our Chepstow office, proceed through the Town arch and turn right into Welsh Street. Continue along this road, take the first turning left into Kingsmark Avenue, follow the road up the hill, pass the park on the left, and take the second turning left. The property can be found a little way along on the left-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		80
B (81-91)		
C (69-80)		
D (55-68)	57	
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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