



TUTSHILL

Guide price **£335,000**



73 WYEBANK ROAD

Tutshill, Chepstow, Gloucestershire NP16 7FA



Detached bungalow in a sought-after location of Wyebank Road
Established private rear garden
No upper chain

73 Wyebank Road comprises a spacious, detached bungalow situated on a sizable plot in this well-respected residential area of Wyebank. The single-level living design adds to the allure of this property, enhancing its appeal for individuals and families of all ages. The flexibility in accommodation makes the residence well-suited to various lifestyle preferences and needs. Whether for convenience, accessibility, or a preference for a layout without stairs, the single-level living aspect contributes to the property's adaptability and broadens its attractiveness to a diverse range of potential buyers.

It is located near local schools, shops, butchers/delicatessen, Doctors surgery and convenience store and leisure amenities in Sedbury, as well as Chepstow town centre. The A48, M48, and M4 motorway networks provide easy commuting to Cardiff and Bristol. The property is well-maintained, featuring large double-glazed windows and gas central heating.

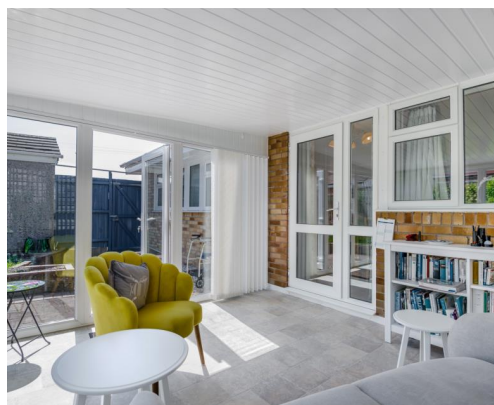
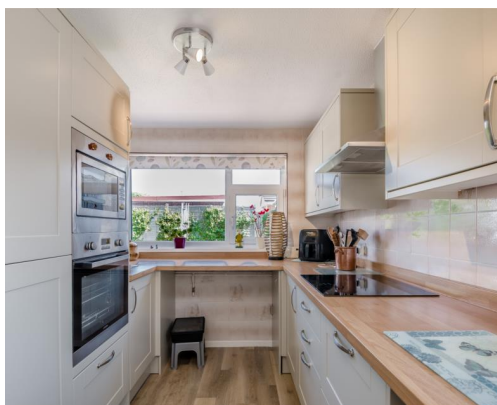


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KEY FEATURES

- Detached Bungalow
- Two Double bedrooms
- Spacious Living Room
- Well-appointed Modern kitchen
- Detached garage and ample parking
- No upper chain



STEP INSIDE



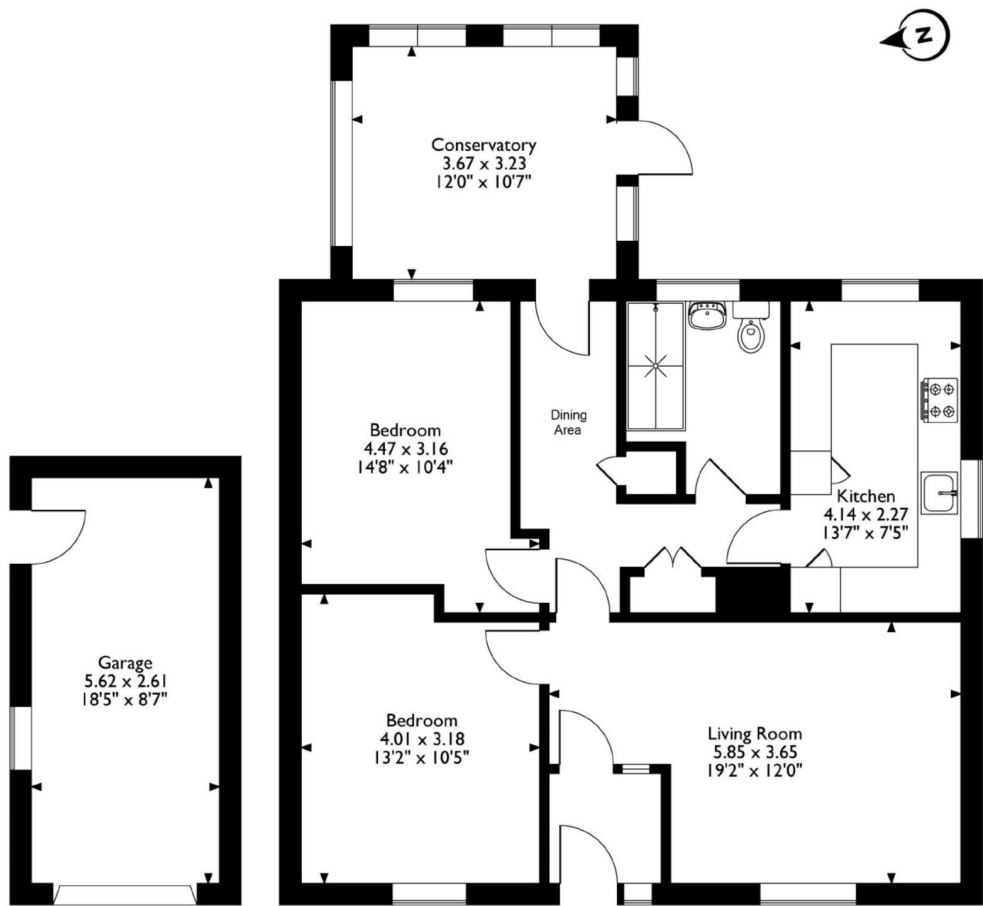
This well-maintained 2 bedroom detached bungalow is situated in an established and sought-after area of Wyebank, offering convenient access to local amenities including a primary school, a butchers/delicatessen, doctor's surgery, and convenience stores.

The property boasts a welcoming entrance porch leading into the lovely, light, and airy sitting room. This room is a focal point, with large windows overlooking the front of the property, creating a warm and inviting ambience.

The well-appointed kitchen features good quality floor and wall units, an integrated oven and hob, and plenty of storage space.

A second reception room offers a cosy spot for casual dining. Easy access to the conservatory enhances the indoor-outdoor flow, allowing residents to enjoy views of the rear garden while dining or relaxing.

Approximate Gross Internal Area
Main House = 87 Sq M/936 Sq Ft
Garage = 15 Sq M/161 Sq Ft
Total = 102 Sq M/1097 Sq Ft



Ground 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.

The property comprises two double bedrooms, one currently utilised as a dressing room, offering ample space for family members or guests.

The principal bedroom is particularly noteworthy, with a large window that floods the room with natural light while offering views to the front of the property and towards Chepstow.

Additionally, a well-equipped modern shower room completes the accommodation.

Overall, this property offers a blend of comfort and functionality, making it an ideal choice for discerning homeowners.

STEP OUTSIDE



The rear garden is predominantly laid to lawn, offering ample space for various outdoor activities. A paved patio at the rear of the property provides an ideal setting for alfresco dining and entertaining. Mature shrubs and bushes enhance the versatility and enjoyment of this outdoor space.

The property also features a detached garage, approached via a sloped drive, providing ample level parking. The front garden, laid to lawn, is well-established with mature shrubs and plants. This practical addition, along with the garage and parking, adds convenience to the overall outdoor amenities in this close-knit neighbourhood.

AGENT'S NOTE:

We understand that the property is of non-standard steel frame construction.

INFORMATION

Postcode: NP16 7FA

Tenure: Freehold

Tax Band: C

Heating: Gas

Drainage: Mains

EPC: E





DIRECTIONS

From Chepstow, take the A48 out of town, passing Tesco on your right, and continue over the bridge. Take the second exit, signposted Sedbury. At the roundabout, take the third exit (left) onto Wyebank Road. Continue along Wyebank Road. You will find the property on the left, elevated and overlooking the road, just before the left-hand bend.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		86
B (81-91)		
C (69-80)		
D (55-68)	52	
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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