



CHEPSTOW

Guide price **£260,000**



ARCHER & Co

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To book a viewing call 01291 626262

50 SEVERN CRESCENT

Chepstow, Monmouthshire NP16 5EA



3-bed property

No upper chain

Walking distance to local shop and schools, and town centre

Walking distance to Chepstow Community Hospital and local schools, this residence provides convenient access to the town centre and major road routes to Bristol, Newport, and Cardiff. The modern estate combines urban amenities with the allure of the surrounding countryside, with a local children's park within walking distance.



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KEY FEATURES

- 3-bed property
- Walking distance to Chepstow Town Centre
- Overlooking the park
- No Upper Chain



STEP INSIDE



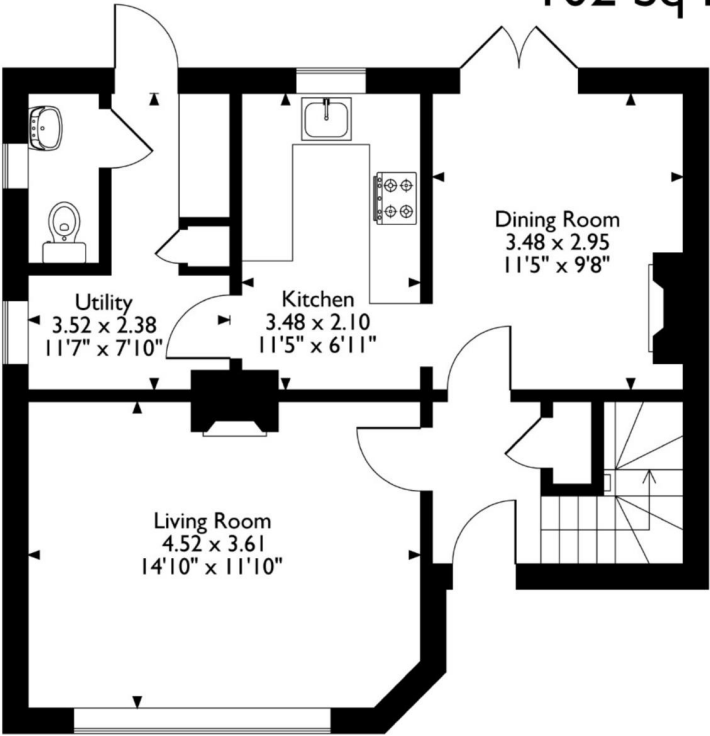
Step inside this inviting property through the entrance hall, where you are immediately welcomed by views of the well-proportioned living room and the formal dining room with French doors opening out to the garden area.

The living room offers lovely views towards the park and is of a generous size, presenting plenty of potential for updating and personalising this charming period home.

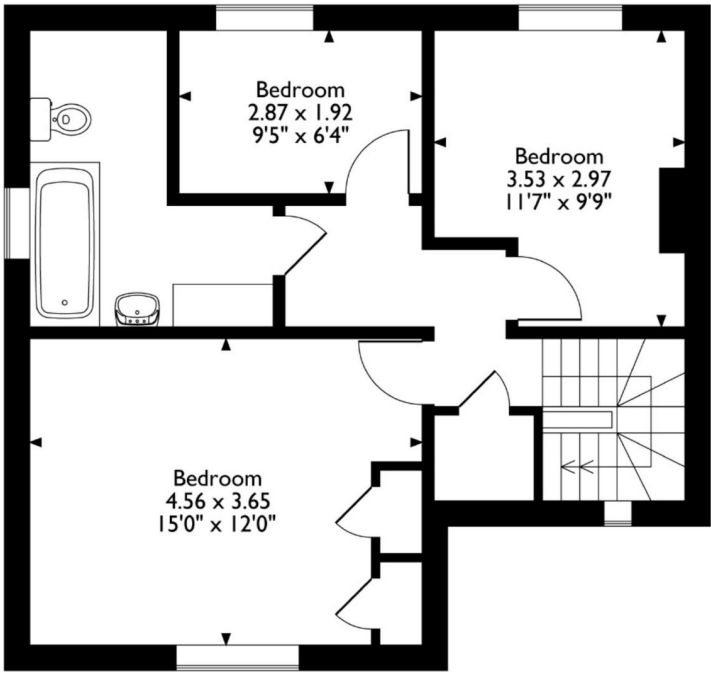
The formal dining room demonstrates the versatility of the space - large enough to accommodate a dining table and chairs.

The kitchen is positioned adjacent to the dining room, providing convenient access to a utility area and a ground-floor WC located near the rear door.

Approximate Gross Internal Area
102 Sq M/1098 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.

Upstairs, you'll find three bedrooms. Due to the house's distinctive design, two bedrooms feature ample headroom, while sections of sloping ceilings add character and charm.

From each bedroom window, there are framed views of the garden, rooftops or the quiet residential street.

The family bathroom offers a peaceful retreat, complete with a corner bath perfect for relaxing hot soaks after a busy day, completing this warm and sociable family home.

STEP OUTSIDE



The property benefits from on-street parking on a no-through road. It features both a rear and front garden, which lends itself well to being remodelled to suit any new buyers' requirements.

Step outside into a generous, tiered, mature rear garden that offers ample scope for further customisation. From the house, you can enjoy views of the children's playground.

INFORMATION

Postcode: NP16 5EA

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: TBC





DIRECTIONS

Proceed from Chepstow town centre through the town arch into Moor Street, continue to the top of the town, turning left at the junction and proceeding down the hill, taking the first right turn into Garden City Way. Continue without deviation and Severn Crescent is a right hand just prior to the park.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	61	77
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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