



CHEPSTOW

Guide price **£380,000**



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To book a viewing call 01291 626262

THE NOOK

Welsh Street, Chepstow, Monmouthshire NP16 5LN



Pretty stone 3 bed semi detached modern property
Private rear low maintenance, tiered garden
Walking distance to local shop and schools

This three-bedroom property is located in the heart of Chepstow town centre, offering a variety of facilities including shops, restaurants, pubs, and excellent bus and rail links. Tucked away at the end of a private cul-de-sac, 'The Nook' is also within close proximity to local junior and senior schools, the castle, and leisure centre. The M48 motorway is approximately a 5-minute drive, providing convenient access to Newport, Cardiff, Gloucester, Bristol, and London.

The home is immaculately presented throughout and features a stylish kitchen. It benefits from low-maintenance gardens to the rear, providing a private setting, along with off-road parking for two vehicles.



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£380,000



KEY FEATURES

- 3-bed semi-detached property
- Situated in the town centre
- Private rear low-maintenance garden
- Modern family bathroom
- No upper chain



STEP INSIDE



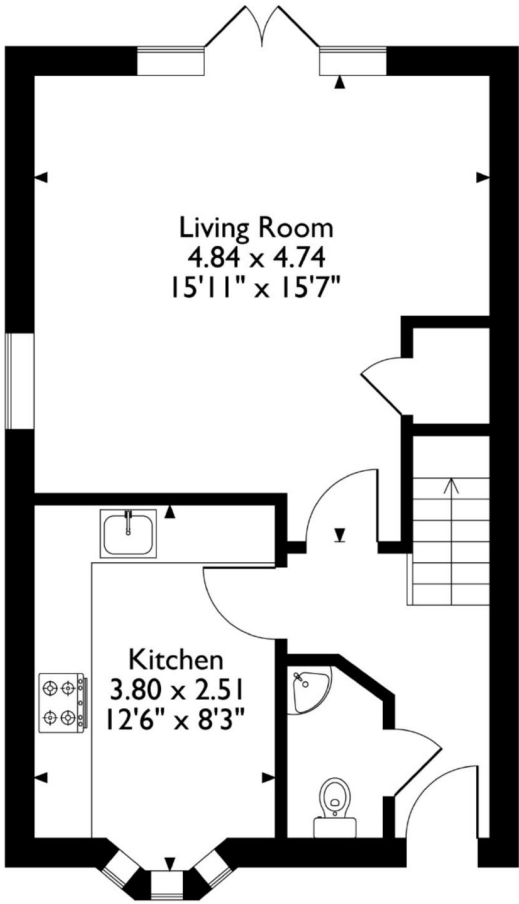
As you step inside, you'll notice that this property is a fantastic buy, with opportunities like this being rare. Conveniently situated within walking distance of Marks & Spencers and other local amenities, everything you need is easily accessible on foot. Nestled just off Welsh Street, the property offers a private and peaceful setting while remaining close to the vibrant local community.

Upon entering the hall, you immediately appreciate the high-quality finish and craftsmanship of the build.

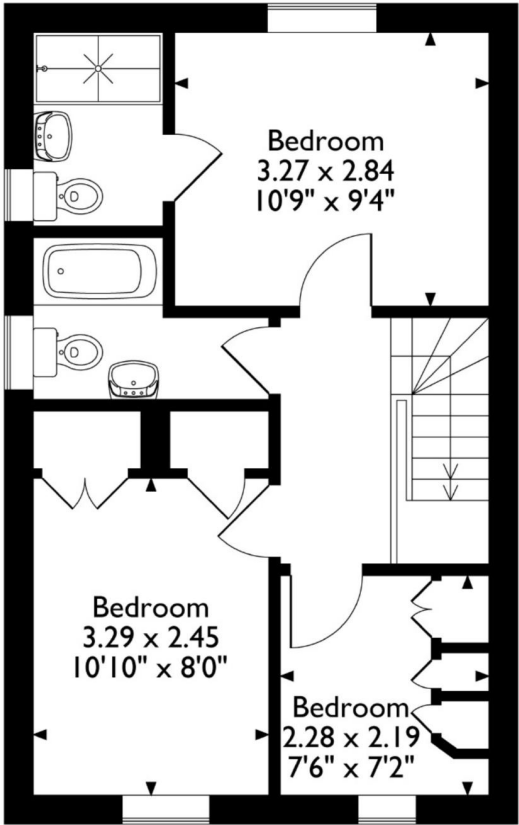
To the left, there is a handy ground floor WC. The hall then opens into the kitchen, which features a charming bay window that adds extra space and floods the room with natural light - perfect for a small breakfast table. The kitchen boasts a sleek, modern design with high-quality worktops, a fitted oven, and a hob.

Adjacent to the kitchen is the inviting lounge, situated at the rear of the property. It offers an ideal space for dining and relaxation, with large patio doors opening out to a low-maintenance rear patio - perfect for enjoying the afternoon sun.

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.

From the lounge, a staircase ascends to the first floor, leading to the principal bedroom with its own ensuite shower room.

There are two additional bedrooms at the front of the house, along with a family bathroom fitted with a modern white suite.

This lovely home combines comfort, style, and convenience in a sought-after locationan excellent opportunity not to be missed.

STEP OUTSIDE



The rear garden features a private, low-maintenance patio area, making it ideal for al fresco dining or simply relaxing. Additionally, there is driveway parking for two cars, accessed via a gated side entrance.

INFORMATION

Postcode: NP16 5LN
Tenure: Freehold
Tax Band: E
Heating: Gas
Drainage: Mains
EPC: B






DIRECTIONS

From our Chepstow office, head towards Welsh Street. Lyttleton Court can be found signposted on the left-hand side. The property is in the corner of the cul-de-sac, on the left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(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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