

# H & H

HOUSE & HOME  
PROPERTY AGENTS



23 Somerset Way

Bulwark, Chepstow, NP16 5NR

No onward chain £229,950



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## Description

This well-presented mid-terrace home offers a fantastic opportunity for buyers looking to add their own style and value. While the property would benefit from some modernisation, it is clean, comfortable, and ready to move into, allowing you to update at your own pace and truly make it your own.

Offered to the open market with no onward chain, this home could be yours sooner rather than later. The ground floor features a welcoming reception hall with access to a spacious living/dining room, a kitchen breakfast room, and stairs leading to the first floor. A bright conservatory sits off the living area, creating a lovely additional living space, plus an interconnecting door providing convenient access through to the kitchen breakfast room, ideal for everyday family life or entertaining.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms and a modern shower room, offering practical and comfortable accommodation.

Outside, the property enjoys gardens to both the front and rear, along with the added benefit of vehicular access to the rear leading to a garage, a valuable feature for parking and storage.

A solid, well-kept home with plenty of potential, early viewing is highly recommended to appreciate the opportunity on offer.

Chepstow has a number of facilities close at hand to include, local primary and secondary schools, doctors, dentists, pubs and restaurants plus local and national retailers. For the outdoor enthusiast, there are many walks nearby, including the Wye Valley Greenway and Offas Dyke footpaths. The Forest of Dean and Wye Valley are also a short distance away. There are good

bus, road and rail links with the A48, M4 and M48 motorway networks bringing Newport, Cardiff and Bristol all within commuting distance.

## Open Porch

Open porch and useful storage cupboard leading to UPVC double glazed and panelled door to reception hall.

## Reception Hall

Good quality wood effect flooring. Panelled radiator. stairs to first floor landing. Doors off.

## Kitchen Breakfast Room

16'05 max x 8'11 max (5.00m max x 2.72m max)

Coving. Range of wooden fronted base and eye level storage units with work surfaces and tile splash backs. Single drainer stainless steel sink and mixer tap set into work surface. Space for cooker and gas point. Space for upright fridge freezer. Plumbing and space for slim line dishwasher and automatic washing machine. Tiled floor. UPVC double glazed door to rear elevation. UPVC double glazed window to rear elevation. Door to living/dining room.

## Living Dining Room

21'10 x 11 max (6.65m x 3.35m max)

Coving. Feature fireplace. Two panelled radiators. UPVC double glazed window to front elevation. UPVC double glazed French doors to conservatory.

## Conservatory

8'10 x 7'3 (2.69m x 2.21m)

Power point. Panelled radiator. UPVC double glazed windows to side and rear elevations.

Tel: 01291 418418

## First Floor Stairs and Landing

Access to loft inspection point with drop down ladder. Coving. Useful storage cupboard. Doors off.

## Bedroom One

12'09 max to door recess x 12'03 (3.89m max to door recess x 3.73m)

Coving. Panelled radiator. UPVC double glazed window to front elevation.

## Bedroom Two

12'8 max to door recess x 9'02 (3.86m max to door recess x 2.79m)

Coving. Panelled radiator. UPVC double glazed window to rear elevation.

## Bedroom Three

8'05 x 7'11 (2.57m x 2.41m)

Panelled radiator. UPVC double glazed window to front elevation.

## Shower Room

Low level W.C. with concealed cistern and push button flush. Wash hand basin and mixer tap set over vanity storage unit. Walk in double shower with mains fed

shower. Shower panels and part tiled walls. Good quality wood effect flooring. Panelled radiator. Opaque UPVC double glazed window to rear elevation.

## Garden

Well maintained garden front and rear.

## Garage

Accessed at the rear of the property.

## Material Information

Council Tax Band - C

Tenure - Freehold

Construction - Wimpey no Fines.

Mains electricity. Mains gas. Mains water. Mains drainage.

Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.org.uk/>



## Road Map



## Hybrid Map



## Terrain Map



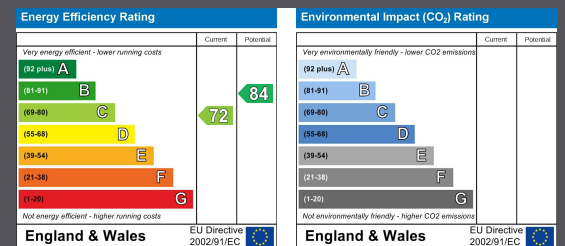
## Floor Plan



## Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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