



3

Bedrooms



1

Bathroom



***** SPACIOUS 3 Bedroom home with FULLY
ENCLOSED Garden *** SUPERB LOCATION for all
Local Amenities and easy WALKING DISTANCE of
Schools and Shops and for Chepstow Town Centre
*** HIGHLY RECOMMENDED please Email to View *****

**Please EMAIL Sales@AdreProperties.co.uk to
Register Interest and to View**

ENTRANCE HALL

Part double-glazed front door with rain porch over into entrance hall, stairs to first floor door off to Lounge: -

LOUNGE

(3.43m x 4.90m) uPVC double-glazed window to the front elevation, radiator, door to understairs cupboard and open to: -

DINING ROOM

(3.12m x 3.25m) uPVC double-glazed French doors to rear garden, radiator, door to: -

KITCHEN

(3.12m x 3.81m) uPVC double-glazed window and door to the rear elevation. Fitted with a contemporary range of wall and base cupboards with worktops over, , inset sink, space for a washing machine and fridge/freezer, space for a gas cooker with extractor fan over.

From Hall

STAIRS AND LANDING

Staircase to landing with access to loft. Doors off to: -

BEDROOM 1

(2.39m x 3.70m) uPVC double-glazed window to the front elevation, built in wardrobes, radiator.

BEDROOM 2

(2.39m x 3.60m) uPVC double-glazed window to the front elevation, radiator.

BEDROOM 3

(1.92m x 2.57m) uPVC double-glazed window to the rear elevation, radiator.

BATHROOM

uPVC double-glazed window to the front elevation, fitted with 3-piece bathroom suite with low level w.c., wall mounted sink, bath with shower over.

GROUND and GARDENS

The property is set in a flat plot. To the front is a Driveway with parking for two cars and a garden, laid to lawn and bordered to the front with a brick wall.

To the rear, the fully enclosed garden has been significantly upgraded with artificial grass and new paths and patio.

MATERIAL INFORMATION

*** Freehold *** Traditional Build Semi-detached House *** Forest of Dean Council Tax: C *** EPC: D *** Internet is available (source Openreach at listing) *** Mobile Service: EE, O2, Three, Vodafone all available in the area (source Signalchecker.co.uk at listing) *** Gas, Electric, Waste and Water are all connected. *** This Property has not been flooded *** Parking is Allocated on the Driveways ***

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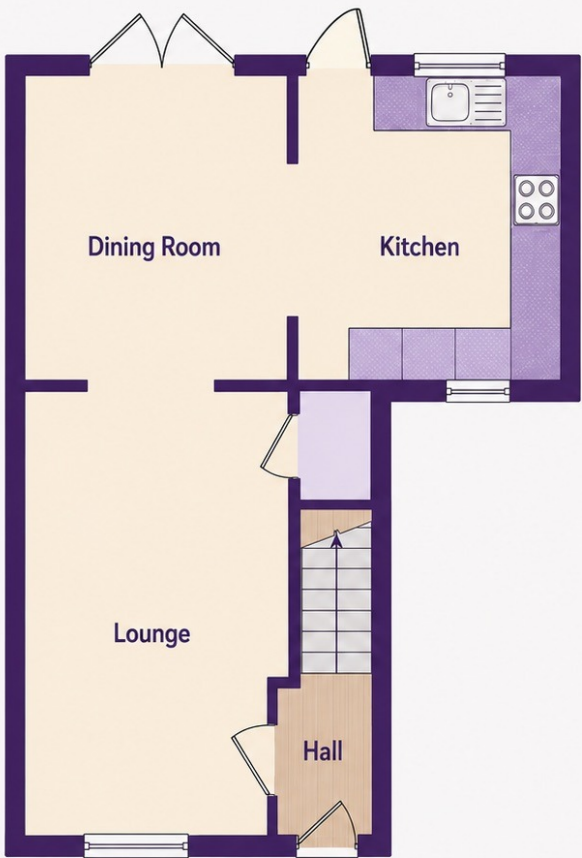
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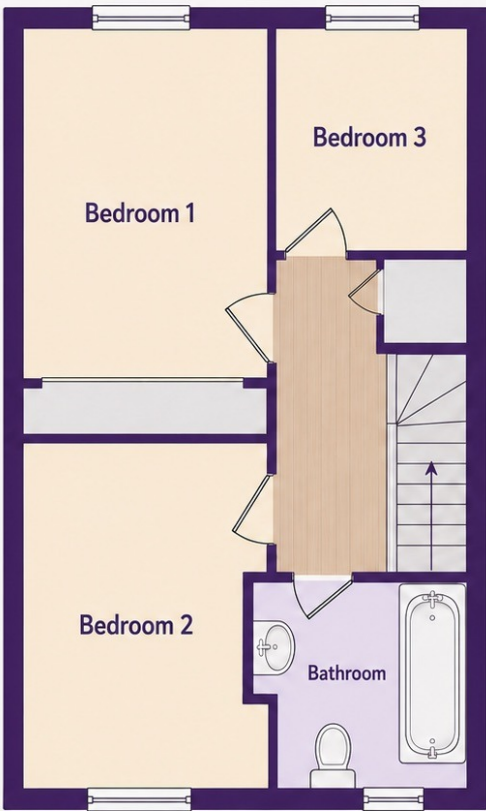
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Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Sedbury, NP16

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

