H&H
HOUSE & HOME
PROPERTY AGENTS



9 Wye Crescent

Garden City, Chepstow, NP16 5DW

No onward chain £239,950

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Description

Offered to the market with no onward chain, this charming character home is believed to be over 100 years old and is full of warmth, charm and original features. While it would benefit from some cosmetic updating, it presents a fantastic opportunity for a buyer to put their own stamp on the property and create a wonderful long-term home.

Set over two floors, the accommodation is both spacious and well laid out. The welcoming reception hall leads through to a generous dining room, complete with an attractive period fireplace, creating the perfect space for family meals or entertaining. A step down takes you into the kitchen, with a rear hallway and useful utility area providing access to the enclosed rear garden. Also accessed from the reception hall is a comfortable living room, ideal for relaxing at the end of the day.

Upstairs, the property offers two generous double bedrooms, both retaining their original fireplaces, adding to the home's character and appeal. A spacious four-piece family bathroom completes the first-floor accommodation.

Outside, the front of the property is enhanced by a raised planted border with a mature Acer tree and established shrubs, creating an attractive first impression. To the rear, the well-maintained garden provides a lovely outdoor space to enjoy throughout the seasons.

With its abundance of original character, generous room sizes and excellent potential, this delightful home offers a rare opportunity for buyers looking to create something truly special.

Situated a short walk away is the market town of Chepstow with its attendant range of facilities. There are plenty of shops, bars, cafes and restaurants as well as good junior and comprehensive schools in the area. Chepstow is known as the gateway to the Wye Valley, itself a designated area of outstanding natural beauty. For those that enjoy the outdoors, there are many walks in the area including the Wye Valley Walk, which starts at Chepstow leisure Centre and Wales Coastal Footpath which starts in Chepstow and follows the coastline all the way to North Wales.

For the commuter, there are excellent road networks close by plus bus and rail links to be found in Chepstow. All of which bring Newport, Cardiff, Bristol, Gloucester and Cheltenham within commuting distance.

Reception Hall

Approached via a UPVC double glazed an panelled door. Stairs to first floor landing. Doors off.

Dining Room

14'2" x 13'10" (4.326 x 4.237)

Original period fireplace. Shelving and cupboard to chimney recess. Wood effect flooring. Panelled radiator. UPVC double glazed window to front elevation. Door to kitchen.

Kitchen

10'2" x 8'9" (3.124 x 2.683)

Fitted with a matching range of base and eye level storage cupboards all with granite effect work surfaces over. Single drainer stainless steel sink and mixer tap set into work surface with tile splash back. Built in fan assisted electric oven. Four ring electric hod set into work surface with stainless steel splash back, extractor hood and lighting over. Plumbing and space dishwasher. Space for upright fridge freezer. Panelled radiator. Wall mounted gas combination boiler. UPVC double glazed window to rear elevation. Door to Rear hallway.

Rear Hallway

Panelled radiator. UPVC double glazed and panelled door to rear garden. Open to utility cupboard.

Utility Cupboard

Plumbing and space for automatic washing machine. UPVC double glazed window to side elevation. This was formerly the ground floor W.C. and this could be reinstated should you require.

Tel: 01291 418418

Living Room
Good quality wood effect flooring. Panelled radiator. UPVC double glazed windows to front and rear elevations.

First Floor Stairs and Landing
Access to loft inspection point. Large storage cupboard. Doors off.

Bedroom One
14'4" x 10'5" (4.372 x 3.182)
Original wrought iron fireplace. Panelled radiator. UPVC double glazed window to front elevation.

Bedroom Two
13'11" x 9'5" (4.250 x 2.875)
Built in wardrobe. Original wrought iron fireplace. Panelled radiator. UPVC double glazed window to front and rear elevations.

Bathroom
Four piece bathroom comprising of a pedestal wash hand basin. Low level W.C. Corner bath. Step in shower enclosure with mains fed shower. Tile effect flooring. Panelled radiator. Heritage Velux roof window to rear elevation.

Garden
To the front elevation, stocked border with maturing shrubs and Acer. To rear, there is a paved seating area and a decked seating areas, with lawn and maturing shrubs and bushes. Outside tap. Fence to boundary.

Material Information
Council Tax Band - D
Tenure - Freehold
Mains gas. Mains electricity. Mains water. Mains drainage.
We are informed the property is standard construction.
Broadband and mobile coverage.
Please check the Ofcom website for broadband and mobile coverage: https://checker.ofcom.org.uk/

Anti Money Laundering
Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners and they charge a non refundable fee of £27 plus VAT per person for this service.









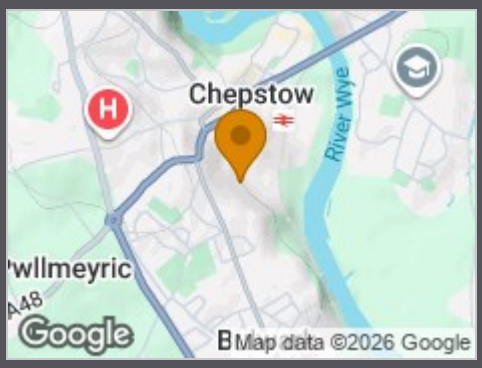
Road Map



Hybrid Map



Terrain Map

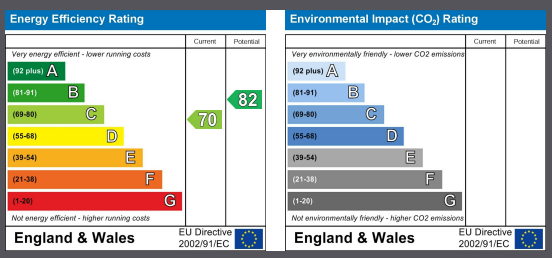


Floor Plan

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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