



# TUTSHILL, CHEPSTOW

Guide price **£395,000**



# 3 SEDBURY LANE

Tutshill, Chepstow, Gloucestershire NP16 7DU



3-bed period 1950's semi-detached property  
Private rear garden with garage and parking  
Great family kitchen and dining room

A lovely example of a 1950s period three-bedroom semi-detached home. This spacious property is tucked away on a no-through road. The current owners have lovingly updated the home, which still offers excellent potential for extension to accommodate a growing family. The attached garage provides a great space for various uses and presents many opportunities, subject to planning permission.

The name Tutshill derives from the ruined "tut," a local term for watchtower, which can be found overlooking the River Wye with distant views of the River Severn and estuary. The tower's date is uncertain, but it is believed to be an Anglo-Norman watchtower once linked to Chepstow Castle. Located alongside part of Offa's Dyke Path, a national trail that follows the English/Welsh border for 177 miles, it offers fantastic opportunities to observe a diverse array of native wildlife.

Further outdoor activities and historic sites are easily accessible, including the renowned Wye Valley, Sedbury Cliffs, Chepstow and Caldicot Castles, and Tintern Abbey.



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### KEY FEATURES

- 3-bed semi-detached 1950s older period property
- In the quiet end of a no-through road
- Large rear and secure garden
- Parking for vehicles in front
- Potential to extend subject to planning



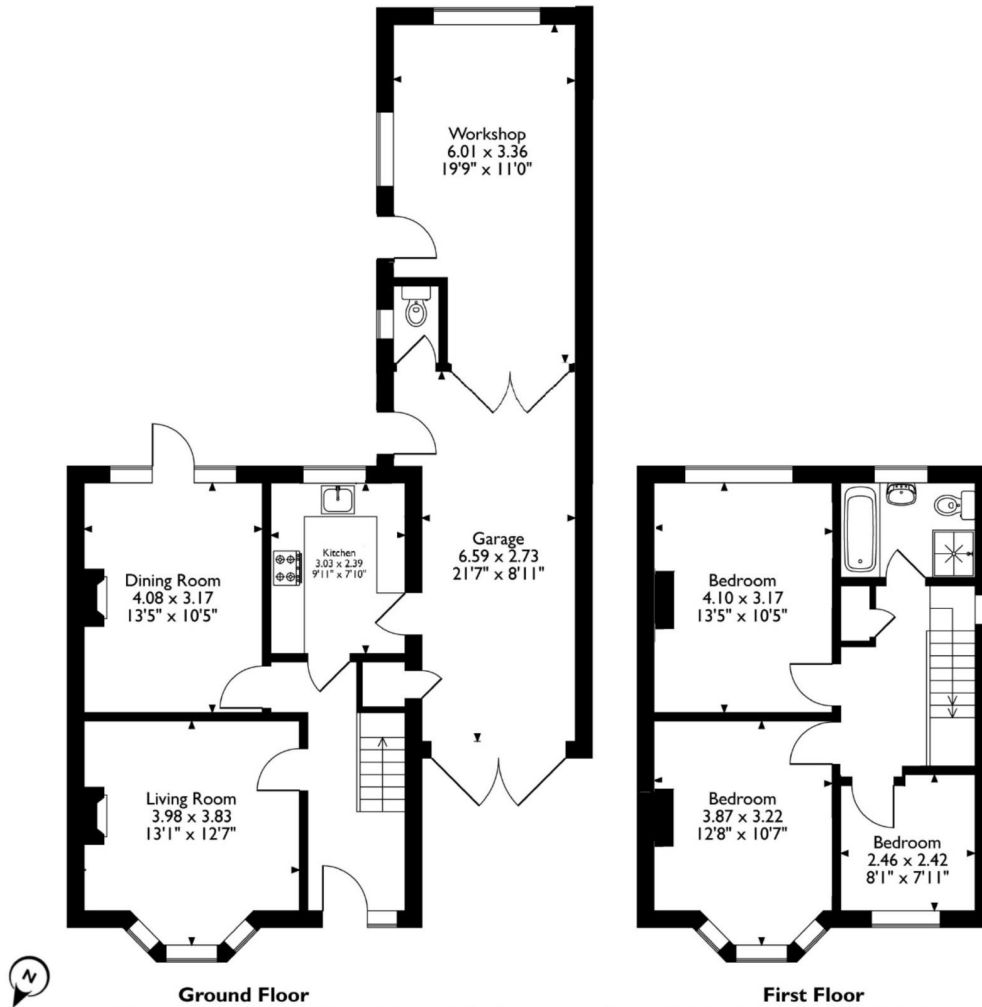
# STEP INSIDE



As you step inside, you'll notice that this property has been loved and cared for, with numerous updates that truly make it a beautiful home. The welcoming entrance hall features a modern staircase with wooden spindles, complemented by walls painted in neutral tones that create a warm and inviting atmosphere.

The front lounge boasts a charming wooden mantle and a wood-burning stove, which serve as focal points. Alcoves with shelves add character and display, while the bay window overlooks the front garden, filling the room with natural light.

3, Sedbury Lane Tutshill, Chepstow, Gloucestershire  
 Approximate Gross Internal Area  
 128 Sq M/1378 Sq Ft



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.

This property also includes a formal dining room. Adjacent to the dining area is the kitchen, fitted with high-quality wooden units and ample worktop space as well as integrated appliances. An internal door from the kitchen leads into the single, sizable garage, which offers many opportunities for extension or further development, subject to planning permission.

Ascending to the first floor, you'll find two double bedrooms and a single bedroom. The family bathroom is fitted with a white suite, providing a clean and modern feel.

# STEP OUTSIDE



The garden is a spacious, private, and level and secure outdoor space, featuring a grassed area, an apple tree and a lovely patio perfect for relaxing and enjoying the property. It also has a level front lawned garden with shrubs and surrounded by trees that complement the property and provide a charming screen from the roadside.

## INFORMATION

Postcode: NPI 6 7DU  
Tenure: Freehold  
Tax Band: C  
Heating: Gas  
Drainage: Mains  
EPC:D





## DIRECTIONS

From Chepstow, take the A48 Lydney road, passing the Tesco store on the right-hand side. Proceed over the new bridge and up the hill. Take the left-hand turning onto Gloucester Road. Continue down this road, passing the garage on your right-hand side, until you come to a double mini roundabout. Take the left turning onto Beachley Road and at the next mini roundabout turn left again into Sedbury Lane. Continue along this road, and the property is on the right at the end of the through road.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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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