

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 29 Summerhouse Lane

Thornwell, Chepstow, NP16 5SP

£234,950



2



1



1



C

Well presented 2-bedroom mid-terrace home in a sought-after location, with off-road parking and landscaped sunny garden. Features include modern kitchen, spacious living/dining room, modern bathroom, built-in wardrobe to bedroom one, gas central heating and UPVC double glazing.



## Description

Well presented mid-terrace home, located in a highly sought-after area. The ground floor comprises a welcoming reception hall, stylish kitchen and a spacious living/dining room with french doors leading to a sunny, landscaped rear garden, perfect for relaxing or entertaining. Upstairs, the property offers two bedrooms, both with the main bedroom having a built-in wardrobe and a modern family bathroom. Additional benefits include gas central heating and UPVC double glazing throughout. Outside, you'll find a beautifully landscaped garden and off-road parking for two vehicles. Local amenities can be found nearby and the property is situated close to the market town of Chepstow with its abundant 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 a short distance away 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 to include the M48 Severn Bridge crossing to England, which is minutes away 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 open porch and useful storage cupboard. UPVC double glazed and panelled door. Wood effect flooring. Understairs storage. Panelled radiator. Stairs to first floor landing. Doors off.

## Kitchen 9'03 x 6'03 (2.82m x 1.91m)

Fitted with matching range of shaker style base and eye level storage units, all with tile splash backs and wood effect work surfaces. Single drainer stainless steel sink and mixer top set into work surface. Built in fan assisted electric oven with tile splash back and stainless steel extractor hood with lighting over. Space for upright fridge freezer. Plumbing and space for automatic washing machine. Wood effect flooring. Wall mounted gas boiler. Panelled radiator. UPVC double glazed window to front elevation.

## Living/Dining Room 12'07 x 12'07 (3.84m x 3.84m)

Coving. Panelled radiator. UPVC double glazed french doors to rear landscaped garden.

## First Floor Stairs and Landing

Access to loft inspection point. Airing cupboard. Doors off.

## Bedroom One 10'07 to wardrobe x 9'09 (3.23m to wardrobe x 2.97m)

Built in wardrobe. Panelled radiator. Two UPVC double glazed windows to front elevation.

## Bedroom Two 12'2 max to recess x 6'04 (3.71m max to recess x 1.93m)

Panelled radiator. UPVC double glazed window to rear elevation.

## Bathroom

Modern white suite to include a low level W.C. with dual push button flush. Pedestal wash hand basin with tile splash back. Bath with chrome mixer tap and shower attachment over. Part tiling to walls. Wood effect flooring. Panelled radiator. UPVC double glazed window to rear elevation.

## Garden

Well maintained level lawn to the front elevation. To the rear, full width sun terrace, level well maintained lawn which enjoys a good degree of privacy and afternoon sun through to late evening. Garden shed to remain. Fence to boundary. Gate and footpath to parking area.

## Parking

Two allocated parking spaces in a communal parking area.

## Material Information

Tenure - Freehold

Council Tax Band - D

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

We are informed the property is of standard construction.

Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage:

<https://checker.ofcom.org.uk>

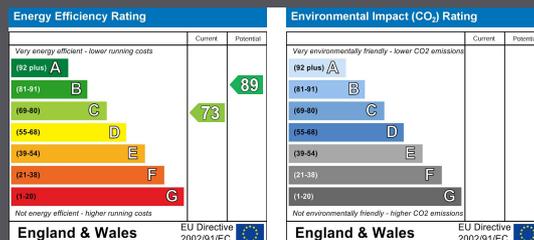
## Area Map



## Floor Plans



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Riverside Court, Chepstow, Monmouthshire, NP16 5UH

Tel: 01291 418418 Email: [info@houseandhomesales.co.uk](mailto:info@houseandhomesales.co.uk) [www.houseandhomesales.co.uk](http://www.houseandhomesales.co.uk)