

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 69 Channel View

Bulwark, Chepstow, NP16 5AH

No onward chain £275,000



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## Description

Introducing this generously sized semi-detached four-bedroom home, now available on the open market with no onward chain. The home features a warm and inviting entrance hall, a spacious kitchen-dining area complete with a utility space, a sizeable living room, and a convenient ground floor W.C. Moving to the first floor, you will find four well-proportioned bedrooms along with a family bathroom. Exterior highlights include solar panels, level gardens at both the front and rear, as well as off-road parking accessible from the back of the property. While the home does require some updating, this offers a fantastic opportunity for buyers to personalise and truly make it their own.

Local amenities can be found nearby. The market town of Chepstow is also close at hand 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 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 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 composite door with double glazed

side window. Under stairs storage cupboard. Panelled radiator. Stairs to first floor landing. Doors off.

## Kitchen Dining Room

12'06 x 8'06 (3.81m x 2.59m)

Coving. Fitted with a matching range of base and eye level storage units all with granite effect work surface over. Single drainer stainless steel sink and mixer tap. Tile splash backs. Plumbing and space for automatic washing machine. Space for cooker and fridge freezer. Tile effect flooring. UPVC double glazed window to rear elevation. Open to utility area.

## Utility Area

7'09 x 6'01 (2.36m x 1.85m)

Coving. Breakfast bar. Wall mounted storage cupboard. Tile effect flooring. Panelled radiator. UPVC double glazed and panelled door to side elevation.

## Living Room

19'07 x 11'05 (5.97m x 3.48m)

Coving. Dado rail. Two panelled radiators. UPVC double glazed windows to front and rear elevations.

## Ground Floor W.C.

Coving. Low level W.C. Panelled radiator. Opaque UPVC double glazed window to side elevation.

## First Floor Stairs and Landing

Access to loft inspection point. Doors off.

## Bedroom One

11'06 x 10'09 (3.51m x 3.28m)

Coving. Cupboard housing wall mounted gas combi boiler. Panelled radiator. UPVC double glazed window to front elevation.

Tel: 01291 418418

### Bedroom Two

10'10 x 9'04 (3.30m x 2.84m)

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

### Bedroom Three

8'03 x 7'06 (2.51m x 2.29m)

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

### Bedroom Four

8'03 x 8'03 (2.51m x 2.51m)

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

### Bathroom

Low level W.C. Pedestal wash hand basin. Bath with chrome mixer tap. Part tiling to walls. Panelled radiator. Opaque UPVC double glazed window to rear elevation.

### Garden

To the front, a lawn garden with wall to boundary. Gate and footpath to the side of the property leads to the generous rear garden which is predominantly laid to lawn. Ornamental pond. Two large sheds and greenhouse to remain. Wall to boundary.

### Parking

Wrought iron gate to the rear of the property leads to the driveway with parking for one vehicle. Please note, there is currently a shed situated on the driveway which would need to be used to free up parking area.

### Material Information

Tenure - Freehold

Council Tax Band - D

Mains gas. Mains electricity. Solar Panels. Mains water. Mains drainage.

We are informed the property is Wimpey no Fines construction.

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



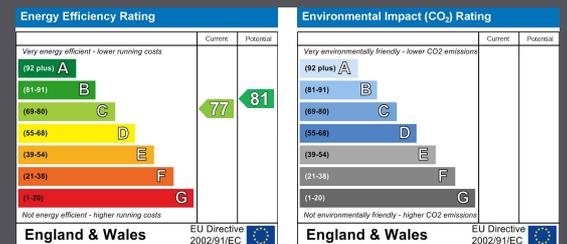
## Floor Plan



## 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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