



# TUTSHILL

Guide price **£255,000**



 **ARCHER & Co**

[www.archerandco.com](http://www.archerandco.com)

To book a viewing call 01291 626262



# 2 COLEFORD ROAD

Tutshill, Chepstow, Gloucestershire NP16 7BN



2 bed character mid terrace property  
Rear patio area  
Decorated and upgraded in modern tones

This charming 2-bed mid-terraced character cottage is perfect for downsizers or a professional couple seeking a stylish, peaceful home. Overlooking Tutshill's recreation grounds, it features scenic views and modern updates, including a contemporary kitchen and inviting living space that blend character with comfort. Conveniently located within walking distance of Chepstow town centre, local amenities, and schools, it offers the best of community living. Enjoy exploring the vibrant Tutshill area, with highlights like the 'café on the hill' and nearby recreation park - ideal spots for relaxing and connecting with nature.



Guide price  
£255,000



### KEY FEATURES

- 2 bed Mid Terrace property
- In the most desirable village Tutshill
- Walking distance to schools and local amenities
- Great starter home
- Beautifully presented throughout





# STEP INSIDE

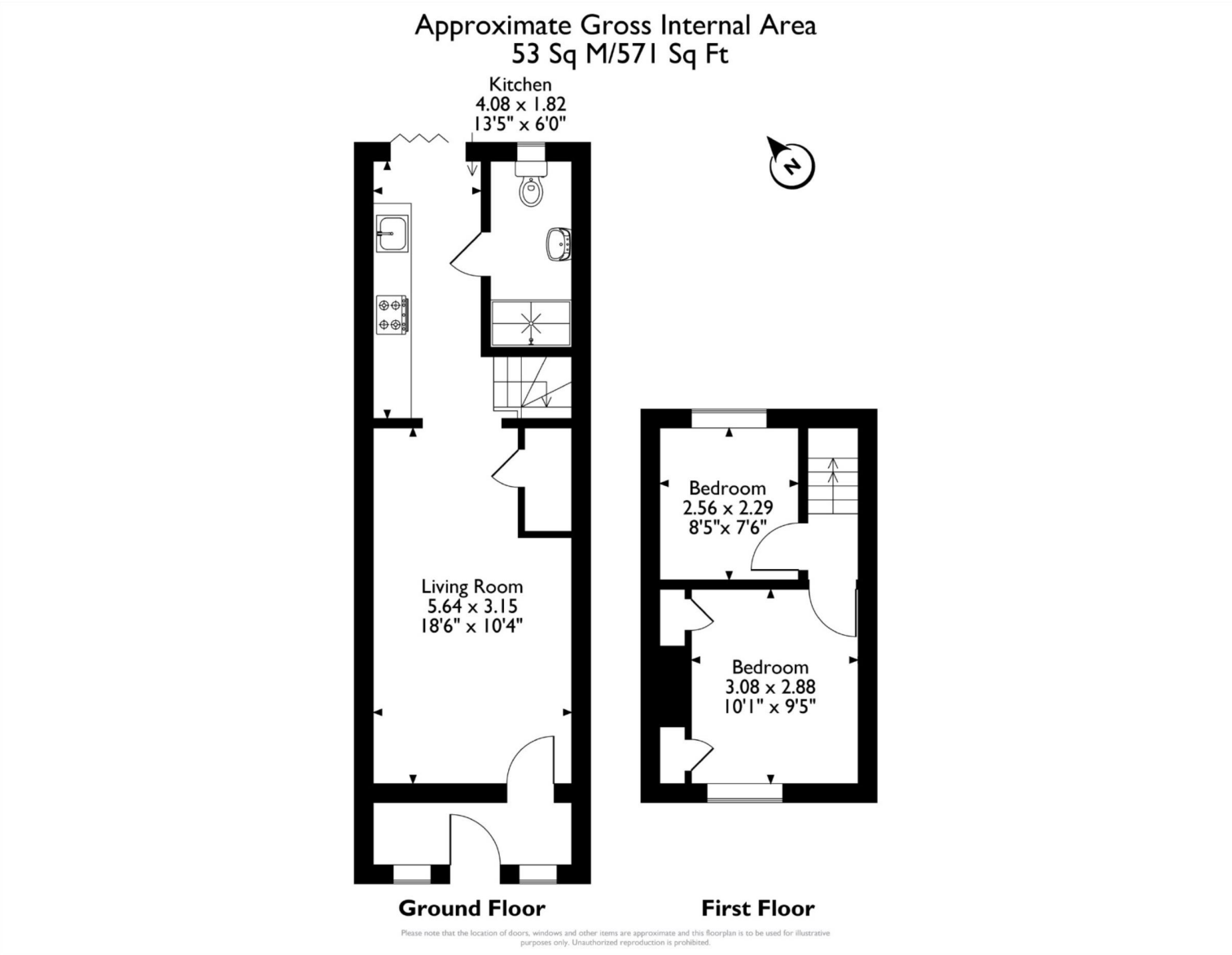


As you step inside, you'll first notice the charming entrance and a practical area for storing coats, boots, and outdoor wear.

Moving through, you enter a beautifully decorated and well-presented lounge and dining area, complete with under-stairs storage.

At the rear, the modern kitchen features neutral wall and base units, stylish tiles, and contemporary finishing touches, creating a sleek, updated space with bi-fold doors that open to the outdoor seating area.

The kitchen also provides access to the recently modernised shower room with underfloor heating, offering added comfort and convenience on the ground floor, as well as stairs leading to the first floor.





# STEP OUTSIDE



A recently added patio and seating area provide a perfect outdoor space for relaxing and entertaining, with a screen border giving plenty of privacy. The area is accessed via bi-fold doors from the modern kitchen, creating a seamless indoor-outdoor flow. Additionally, an outbuilding storage with electricity for the washing machine and dryer, offering convenient storage and utility space.

#### AGENTS NOTE:

There is an easement across 1 Coleford Road through the garden.

## INFORMATION

Postcode: NP16 7BN

Tenure: Freehold

Tax Band: B

Heating: Gas

Drainage: Mains

EPC: C







## 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 on to Gloucester Road follow this road until you come to a small roundabout, take the 3rd exit onto the Coleford road and the property is on the right, number 2





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	69	78
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

30 High Street, Chepstow, NP16 5LJ  
 01291 626262  
 chepstow@archerandco.com  
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.