



TUTSHILL

Guide price **£255,000**



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-terrace 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.



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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



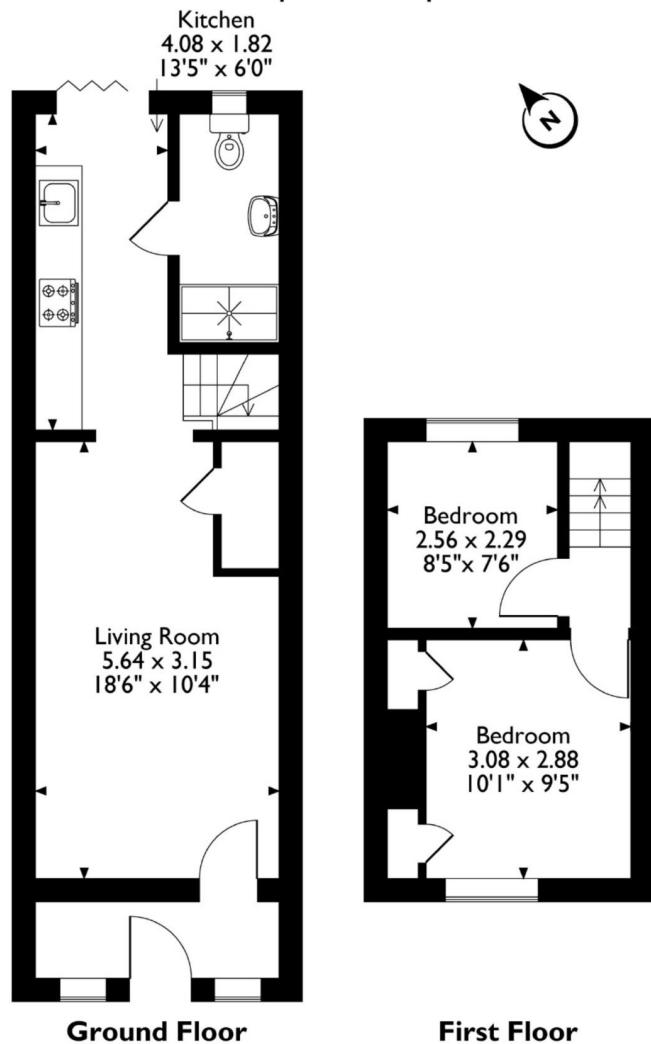
As you step inside, you'll first notice the charming entrance and a practical area for storing coats, boots, and outdoor wear.

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.

**Approximate Gross Internal Area
53 Sq M/571 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.

As you ascend to the first floor, you will find two bedrooms.

The principal bedroom is located to the front, overlooking the open recreation grounds and enjoying plenty of afternoon sun. With additional storage cupboards in the alcoves.

The second, smaller bedroom at the rear is currently styled as a nursery, but it could easily serve as a study or guest room if required.

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

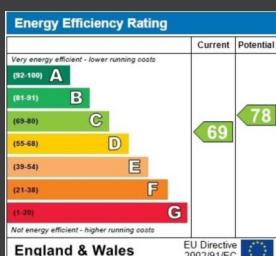
Postcode: NP16 7BN
Tenure: Freehold
Tax Band: B
Heating: Gas
Drainage: Mains
EPC: C





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



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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.

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