



BULWARK, CHEPSTOW

Guide price **£290,000**



42 MAPLE AVENUE

Bulwark, Chepstow, Monmouthshire NP16 5RG



3-bed end terrace property in a great location
Rear garden and side garden, and garage
No Upper chain

This exceptionally well-presented 3-bedroom end terrace home beautifully combines modern elegance and comfort. The thoughtfully designed layout, featuring a side extension, creates a spacious kitchen and a separate formal dining room. A driveway leads to an inviting entrance, welcoming you inside. The spacious sitting room provides space for relaxation, with a separate dining room and a modern kitchen - ideal for family gatherings. Perfect for both entertaining and everyday living, this home is a wonderful family residence where lasting memories can be made.

Chepstow is a welcoming town rich in history and culture, serving as the gateway into Wales. Renowned for its stunning architecture and heritage, it is home to notable landmarks like Chepstow Castle, which dates back to the 11th century and offers spectacular views of the Wye River. The town's vibrant high street is filled with a variety of shops, cafes, and restaurants, making it an ideal destination for both residents and visitors. Surrounded by picturesque countryside, Chepstow also provides excellent opportunities for outdoor activities such as walking, cycling, and exploring the stunning scenery of the Wye Valley.



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KEY FEATURES

- 3-bed end terrace
- Modern kitchen
- Lovely rear garden with rear access
- Integral Garage and parking
- No upper chain



STEP INSIDE



Discover this charming and well-designed home, perfectly suited for comfortable living.

As you step inside, you'll immediately appreciate the thoughtful layout and versatile accommodation on offer.

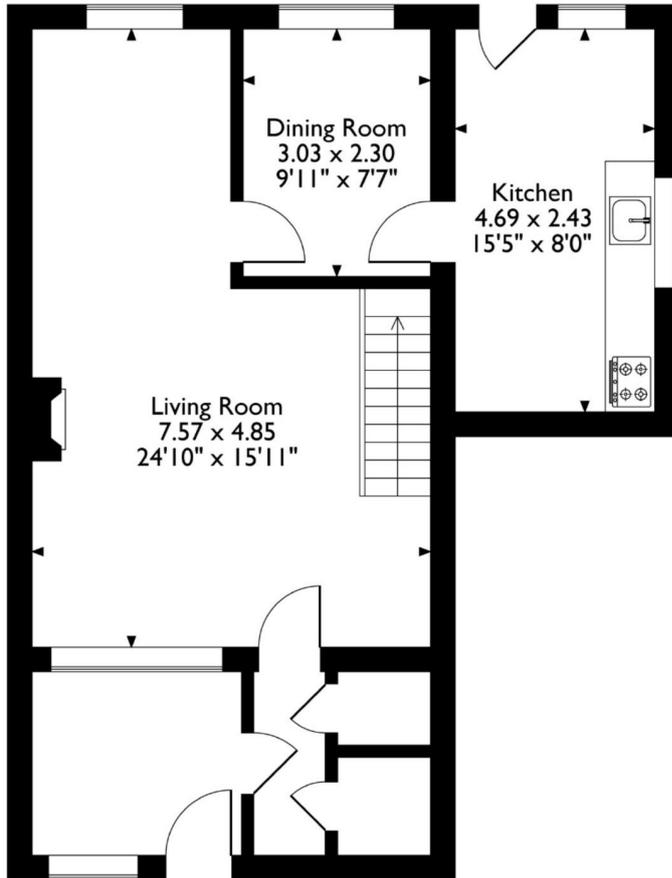
The welcoming porch leads into an inviting inner hallway, setting the tone for the spacious interior.

The main lounge is a generous and bright space, featuring an open-plan staircase that adds a modern touch and enhances the sense of openness.

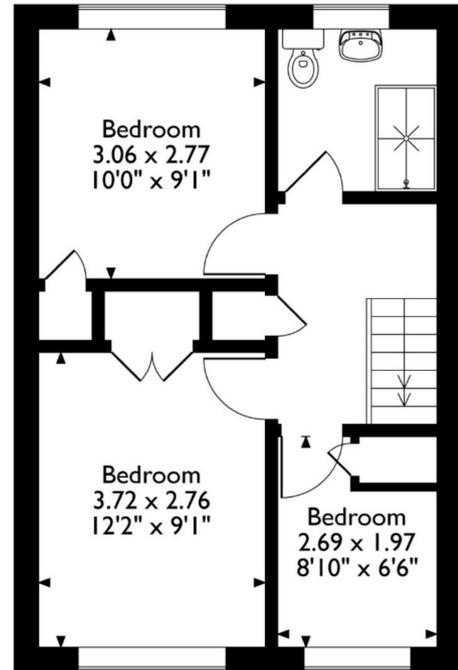
It flows seamlessly into a formal dining room, ideal for family meals and entertaining guests.

From the dining area, you can access the contemporary kitchen, which boasts views over the side aspect of the property, allowing for plenty of natural light and a pleasant outlook.

Approximate Gross Internal Area 99 Sq M/1065 Sq Ft



Ground Floor



First Floor

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.

Upstairs, you'll find three bedrooms, each offering ample space for relaxation.

The stylish shower room completes the first-floor accommodation, providing a practical and modern facility for family or visitors.

This delightful home combines comfort, style, and functionality, making it a perfect choice for those seeking a welcoming family residence or a versatile investment opportunity.

STEP OUTSIDE



The rear garden, with a sunny aspect, is mainly bordered by raised beds and features a seating area nestled among shrubs and plants. Enclosed by walls on two sides, it also includes a gate providing access to the rear, along with a useful shed and paved areas, all allowing you to enjoy the morning sun in a lovely setting. The garden is pleasantly private, especially considering its corner location. The property benefits from ample parking, including a large front border with a variety of shrubs and plants, a sizable driveway leading to the integral garage, and additional parking on a gravelled area.

AGENT'S NOTE:

We are advised that there was historic movement caused by roots of vegetation along the side of the garage and kitchen extension and that all remedial works were carried out, completed and certified in 2023.

INFORMATION

Postcode: NPI 6 5RG

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

Starting from Chepstow town centre, head towards the main roundabout at the top of the town. Take the first exit into Fairview. At the next junction, turn right, then immediately left into Maple Avenue. Continue along Maple Avenue, and the property will be located on the left-hand side, approximately halfway along the street.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	75
(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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