



# CHEPSTOW

Guide price **£265,000**



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# 36 LARKFIELD PARK

Chepstow, Monmouthshire NP16 5QY



2 bed mid terraced modern property  
Plenty of parking for 2 vehicles  
In the most convenient location

This property is ideally located within walking distance of Chepstow Community Hospital, local schools, a nearby restaurant and hotel, gardens, and a convenient bus stop. It provides excellent access to the town centre and major road routes to Bristol, Newport, and Cardiff. The modern estate skilfully blends contemporary urban amenities with the picturesque appeal of the surrounding countryside, offering a highly desirable and well-connected place to call home.



Guide price  
£265,000



### KEY FEATURES

- 2 bed mid terraced Redrow-built property
- In the most convenient location
- Enclosed rear garden
- 2 parking Spaces
- Well-proportioned kitchen/diner





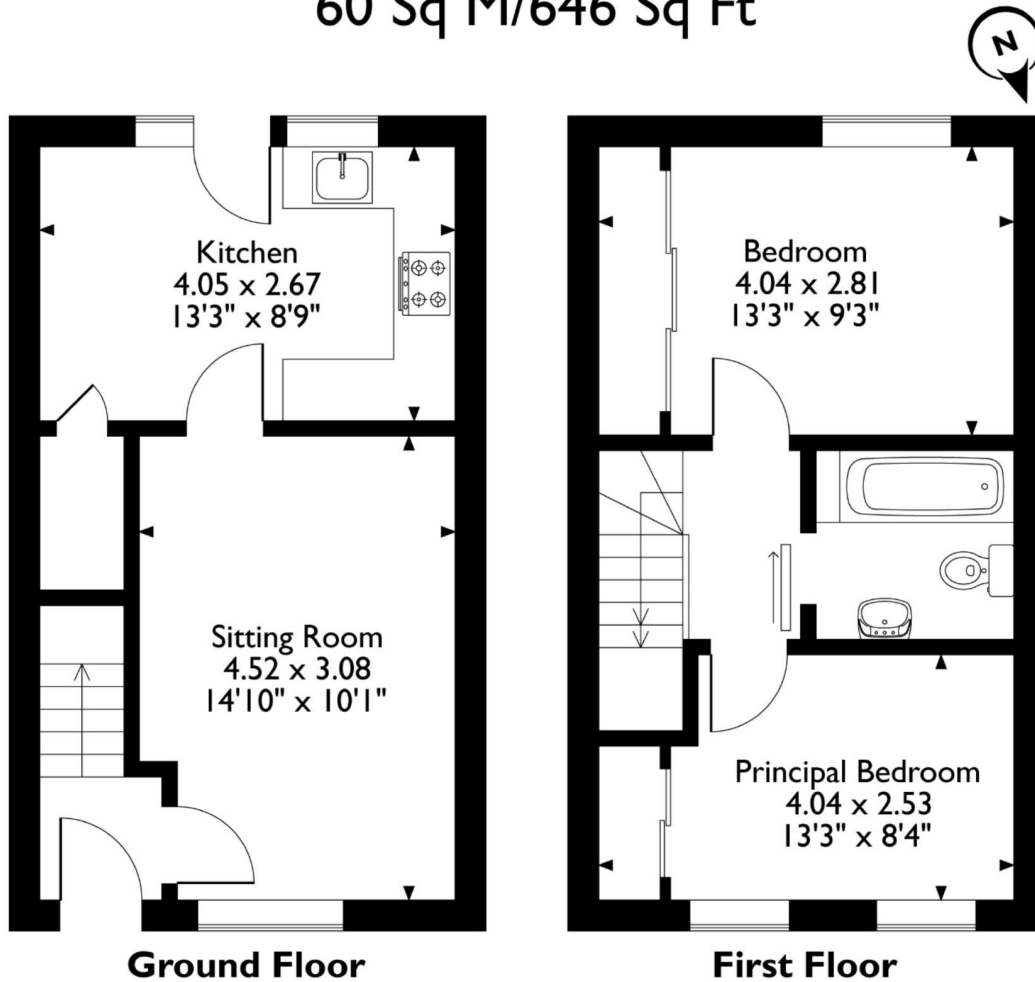
# STEP INSIDE



As you step into this attractive brick-faced property, you will be greeted by a warm and welcoming lounge featuring modern decor and laminate flooring, making it practical and stylish.

The lounge then leads through to the kitchen diner at the rear, which provides easy access to the garden. The garden is mainly laid to lawn with a seating area directly accessible from the rear door.

## Approximate Gross Internal Area 60 Sq M/646 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.

From the hall, you ascend to the first floor, where you will find two bedrooms of similar size and a family bathroom.



# STEP OUTSIDE



To the front elevation, there is a small, well-maintained lawn area, along with allocated parking for two vehicles. To the rear, you'll find a patio area ideal for alfresco dining during the warmer months, enjoying the afternoon sun. The rest of the garden is laid to lawn and is enclosed by fencing along the boundary, with a rear gate providing access.

## AGENT'S NOTE:

The access path to the rear garden of 36 Larkfield Park is owned by the owner of 36 Larkfield Park. However, an access right has been granted to the neighbours' rear garden to facilitate access to the rear of their properties.

## INFORMATION

Postcode: NP16 5QY

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: C








## DIRECTIONS

From our Chepstow office, proceed up through town through the town arch, take the right-hand turning at the junction onto the A48 towards the main St Lawrence roundabout. Take the second turning left into Larkfield Park, taking the first turning right, where you will find number 36 straight ahead.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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