

H & H

HOUSE & HOME
PROPERTY AGENTS



25 Wyebank Road

Tutshill, Chepstow, NP16 7ER

No onward chain £299,950



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Description

Situated in a popular residential location and offered to the market with no onward chain, this spacious detached bungalow presents a fantastic opportunity for buyers looking to create a home tailored to their own tastes and requirements.

Although the property would benefit from some modernisation, it offers generous and versatile accommodation throughout, making it ideal for those looking to add value while designing their perfect home.

The accommodation begins with an entrance porch leading into a welcoming and spacious living room. From here, you'll find the principal bedroom and access to an inner hallway. The inner hallway serves a kitchen/breakfast room, a second bedroom which could equally be used as a separate dining room, and a conservatory overlooking the rear garden. There is also a third bedroom, a family bathroom and a separate WC.

Further benefits include uPVC double glazing throughout and an updated heating system, installed approximately two years ago, providing a great starting point for any future improvements.

Outside, the property enjoys gardens to both the front and rear, offering plenty of outdoor space to enjoy or landscape to your own style. A private driveway provides off-road parking for two vehicles, as well as space for a caravan or motorhome, depending on size. Whether you're looking to renovate, downsize into a detached bungalow, or simply create a home that's truly your own, this is an opportunity not to be missed. Early viewing is highly recommended.

Located in a sought-after residential area, this bungalow benefits from proximity to local shops, as well as junior and secondary schools. Nature

enthusiasts will appreciate the abundance of nearby walking trails. Additionally, the bustling market town of Chepstow is just a short distance away, offering a wider range of amenities.

Public transportation including bus and rail links are also easily accessible. Furthermore, excellent motorway connections make commuting to Newport, Cardiff, and Bristol a breeze.

Entrance Porch

Approached via UPVC double glazed door. Panelled radiator. Door to living room.

Living Room

19'1" max x 11'11" max (5.840 max x 3.656 max)
Feature shelving unit. Warm air electric fire. Serving hatch to kitchen breakfast room. Panelled radiator. Full height UPVC double glazed window to front elevation.

Bedroom One

13'2" x 10'5" (4.017 x 3.177)
Panelled radiator. UPVC double glazed window to front elevation.

Inner Hallway

Access to loft inspection point. Cupboard Housing wall mounted gas combination boiler. Doors off.

Kitchen Breakfast Room

13'5" 7'5" (4.105 2.284)
Range of matching base and eye level storage units with granite effect work surfaces and tile splash backs. One and half bowl stainless steel sink and mixer tap set into work surface. Built in cooker and grill. Four ring gas hot set into work surface with tile splash back, extractor and light over. Integrated dishwasher. Washing machine to remain. Breakfast bar. Serving

Tel: 01291 418418

hatch to living room. Panelled radiator. UPVC double glazed window to rear elevation. UPVC double glazed door to side leading to the driveway.

Dining Room/Bedroom Two

14'7" max x 10'4" max (4.458 max x 3.171 max)

Coving and inset spotlighting. Panelled radiator. Sliding double glazed door to conservatory.

Conservatory

11'5" x 8'2" (3.497 x 2.509)

UPVC double glazed windows to all side. Tile effect flooring. UPVC double glazed door to side. UPVC double glazed French doors to side.

Bedroom Three

8'5" x 6'3" (2.580 x 1.922)

Built in wardrobe. Panelled radiator. Window to conservatory.

Bathroom

Pedestal wash hand basin. Bath with electric shower over. Part tiling to walls. Panelled radiator. Opaque UPVC double glazed window to rear elevation.

W.C.

Low level W.C. Opaque UPVC double glazed window to rear elevation.

Driveway

Driveway provides off-road parking for two vehicles, as well as space for a caravan or motorhome, depending on size.

Garden

Material Information

Tenure - Freehold

Council Tax Band - C

Mains gas. Mains electricity. Mains water. Mains drainage.

Construction - We are informed the property is steel frame with brick exterior.

Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.org.uk/>

Anti Money Laundering

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners and they charge a non refundable fee of £27 plus VAT per person for this service.



Road Map



Hybrid Map



Terrain Map



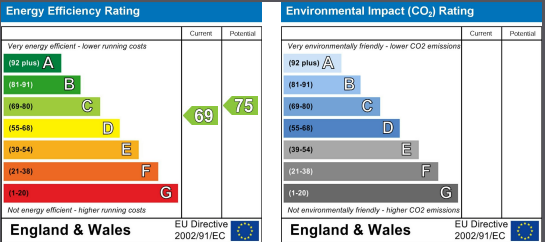
Floor Plan



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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