



GARDEN CITY, CHEPSTOW

Guide price **£300,000**



56 SEVERN CRESCENT

Garden City, Chepstow, Monmouthshire NP16 5EA



Extended, three bedroomed, semi-detached house
Immaculate throughout
Internal viewing strongly recommended

Situated close to Chepstow town centre and adjacent to a park and playing field with views towards the river Wye, this three bedroomed semi-detached home has been tastefully refurbished throughout and must be viewed internally to be fully appreciated. The accommodation comprises cloakroom, living room, kitchen open to dining room, utility room, three bedrooms and a family bathroom. Complemented by UPVC double glazing throughout, gas central heating, integrated kitchen appliances, front and rear gardens, driveway and garage.

Chepstow Town Centre benefits from good bus, road and rail links and very easy commuting distance to the M48 motorway with access to Bristol, Newport and Cardiff etc. It is also located within easy distance of spectacular countryside walks including the famous Offas Dyke path which follows the English/Welsh borders, Wye Valley and surrounding countryside also providing a wealth of further outdoor pursuits including cycling, riding etc. Historical monuments close at hand include Chepstow Castle, Caldicot Castle and Tintern Abbey.



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KEY FEATURES

- Extended, three bedroomed, semi-detached house
- Immaculate throughout
- Extended Kitchen
- Single garage and off road parking
- Prominent location
- Early viewing strongly recommended



STEP INSIDE



UPVC front door with inset double glazed panels to:-

ENTRANCE VESTIBULE

Light grey laminate flooring which continues across the whole of the ground floor with the exception of the lounge. Open access to:-

INNER HALL

Open plan stairs to first floor. Radiator.

CLOAKROOM

Newly fitted with wc with integrated wash hand basin. Half height ceramic tiling to walls. Light grey laminate flooring. Front facing double glazed window.

LIVING ROOM

5.00m x 3.17m (16'5" x 10'5")

Access via a panel door from the hallway. Fitted carpet. Feature fireplace with inset coal effect electric fire. Coving to ceiling. Radiator. Front facing double glazed Georgian style window.

KITCHEN

3.96m x 2.91m (13'0" x 9'7")

Fitted with a luxury white kitchen comprising of a selection of wall and base units. Concealed lighting. Quartz effect work surfaces. 1.5 bowl stainless steel sink unit with mixer tap. Integrated six-burner gas hob with oven below, fridge, microwave and dishwasher. Integrated wine rack. Kick board lighting. Ceiling spotlighting. Two rear facing Georgian style double glazed windows and a side facing double glazed door. Access to:-

UTILITY ROOM

2.24m x 1.63m (7'4" x 5'4")

Plumbing for an automatic washing machine. Space for a tumble dryer and freezer. Wall mounted 'Baxi' combination boiler. Loft access point.

OPEN PLAN access from KITCHEN to:-

DINING ROOM

3.96m x 2.91m (13'0" x 9'7")

Light grey laminate flooring. Feature wall with decorative cladding.

56 Severn Crescent, Chepstow, Sir Fynwy

Approximate Gross Internal Area
97 sq m/1046 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.

Rear facing double glazed French doors with side panels. Upright radiator.

Stairs to FIRST FLOOR and LANDING

Newly fitted carpet to stairs and landing. Side facing double glazed window. Loft access point. Airing cupboard.

BEDROOM ONE

4.95m x 3.00m (16'3" x 9'10")

Front facing double glazed windows with views towards the River Wye. Radiator. Newly fitted carpet

BEDROOM TWO

3.45m x 3.22m (11'4" x 10'7")

Full width fitted wardrobes. Newly fitted carpet. Radiator. Rear facing double glazed window with views over the garden.

BEDROOM THREE

3.23m x 2.05m (10'7" x 6'9")

Front facing Georgian style double glazed windows with views over the river. Radiator. Newly fitted carpet. Over-stairs storage cupboard.

FAMILY BATHROOM

Fitted with a luxury suite comprising wc, wash hand basin with vanity unit, bath with 'Mira' shower and side screen. Ceramic tiles to floor and walls. Towel radiator. Rear facing obscured glass double glazed Georgian window. Inset ceiling spotlighting.

STEP OUTSIDE



To the front of the house there is a driveway with parking for two cars and a single garage with an up and over door, to the left of this there is a lawned garden with flowerbeds containing mature shrubs and a slate stone border. Five steps lead up from the path to the front door.

To the rear of the property there is a full width patio with a Cotswold brick wall and fence around it, four steps lead up to a triangular lawn with a decorative stone border and a flower bed to one side. The rear garden also has outside lighting and power, there is side access to the front of the property.

INFORMATION

Postcode: NPI 6 5EA

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

From Chepstow travelling east on the A48 towards Gloucester turn right into Garden City Way, continue along this road bearing left onto Hardwick Avenue, proceed along Hardwick Avenue taking the third right onto Severn Crescent, the property can be found towards the end of the road on the right hand side after the playing fields.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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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