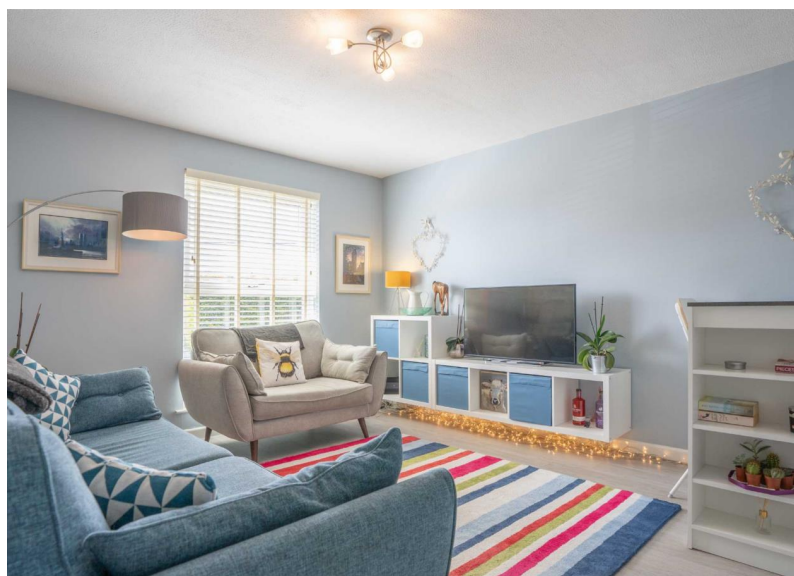




MATHERN, CHEPSTOW

Guide price £150,000



3 BISHOPS MEAD

Mathern, Chepstow, Monmouthshire NP16 6HR



First Floor One Bedroomed Apartment
Refitted Kitchen and Separate Study/Dressing Room
Shared Gardens & Parking

This well-proportioned and well-presented first floor apartment is situated in a quiet village while being close to Chepstow Town Centre and within a short drive of the Severn Bridge. The accommodation comprises a recently refitted kitchen, living room, a good sized double bedroom and a separate dressing room or study. There is also a modern shower room, shared gardens to the rear as well as a parking area.

The property itself is situated in this most sought-after village of Mathern with its very own local gastro pub. The market town of Chepstow is also close at hand with its extensive range of facilities. There is excellent access to the Severn Bridge, providing access eastbound to Bristol and westbound to Newport and Cardiff. Chepstow railway station provides regular rail links, whilst the bus station provides local services and city links. For those that enjoy the outdoors, the renowned Wye Valley is a short distance away.

STEP INSIDE

KITCHEN

Modern refitted kitchen with a range of wall and base units with sink and drainer. Integral electric hob, cooker and fridge freezer. Space and plumbing for washing machine. Window to the front aspect.

LIVING ROOM

3.44m x 4.17m (11'3" x 13'8")

Good size living room with a window to the front aspect.

BEDROOM

3.44m x 3.70m (11'3" x 12'2" [Max to door recess])

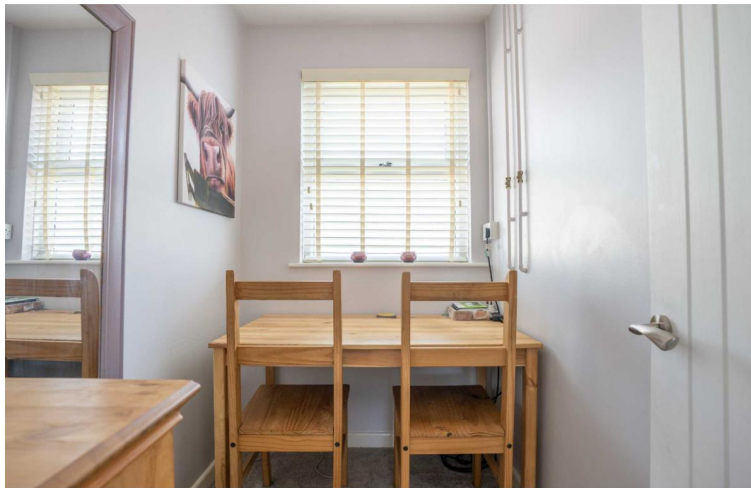
Double bedroom. Window to the rear aspect.

Guide price
£150,000



KEY FEATURES

- First Floor Apartment
- One Double Bedroom
- Separate Study / Dressing Room
- Shared Gardens & Parking
- Refitted Kitchen
- Sought After Village Location



STUDY / DRESSING ROOM

1.36m x 2.06m (4'6" x 6'9")

Obscure window to the rear aspect.

SHOWER ROOM

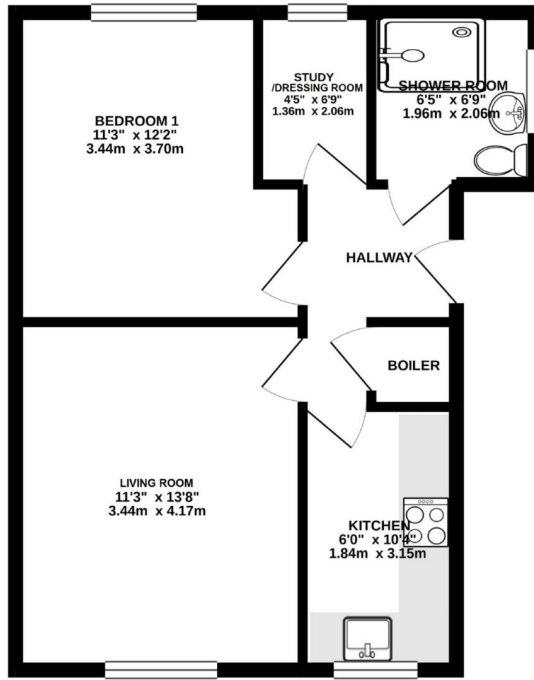
Comprising a modern suite to include wc, pedestal wash hand basin, large walk-in shower cubicle with shower attachment. Fully tiled walls and tiled floor. Towel radiator. Obscure window to the side aspect.



STEP OUTSIDE

Situated down from the property is a shared garden/drying area and parking.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

From our Chepstow office, proceed under the arch and continue straight up Moor Street. At the T-Junction turn right onto the A48. At the roundabout continue straight across taking the 3rd exit to stay on the A48 and proceed down the hill into Pwllmeyric. Continue past the Mountain Brook Lodge on your left and, before you reach the garage on your left and garden centre on your right, take the left turning signposted Mathern. Continue along this road, passing the Village Hall on your right and take the left turning into Bishop's Mead.



INFORMATION

Postcode: NP16 6HR
 Tenure: Leasehold
 125 years from 15/10/1984
 Service charge for 2020
 = £150.18 pa
 Ground Rent = £10 pa

Tax Band: B
 Heating: Gas
 Drainage: Mains
 EPC: C

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
73	74	1	1

Energy Efficiency Rating: A (81-100), B (69-80), C (55-68), D (39-54), E (21-38), F (11-20), G (1-10). Not energy efficient - higher running costs. EU Directive 2002/91/EC. England & Wales.

Environmental Impact (CO₂) Rating: A (10-100), B (11-51), C (10-40), D (20-40), E (20-54), F (21-38), G (11-20). Not environmentally friendly - higher CO₂ emissions. EU Directive 2002/91/EC. England & Wales.

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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.