



# CHEPSTOW

Guide price **£375,000**



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# 43 BEECH GROVE

Monmouthshire NP16 5BE



Detached three bedroom bungalow  
Gated drive with carport & garage  
Front & rear gardens

Located in a very popular location of similar properties within easy access of Bulwark shopping area and Chepstow Town Centre, providing a selection of restaurants, pubs, supermarkets, leisure centre, senior schools, road and rail links. Also within close proximity as is the M48 Severn Bridge providing quick and easy access for commuting to Bristol, London, Gloucester, Newport or Cardiff.

Within a short driving distance is the beautiful and renowned Wye Valley and Offas Dyke Path which runs along the Welsh and English Border both of which provide a wealth of outdoor pursuits including walking, climbing, cycling and riding, Chepstow and Caldicot Castles and Tintern Abbey provide places of historical interest locally and also hold occasional seasonal open air entertainment.

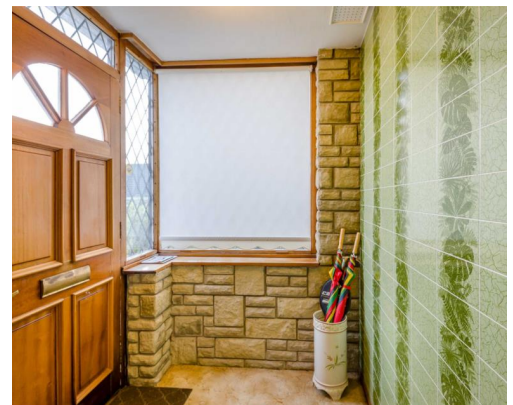


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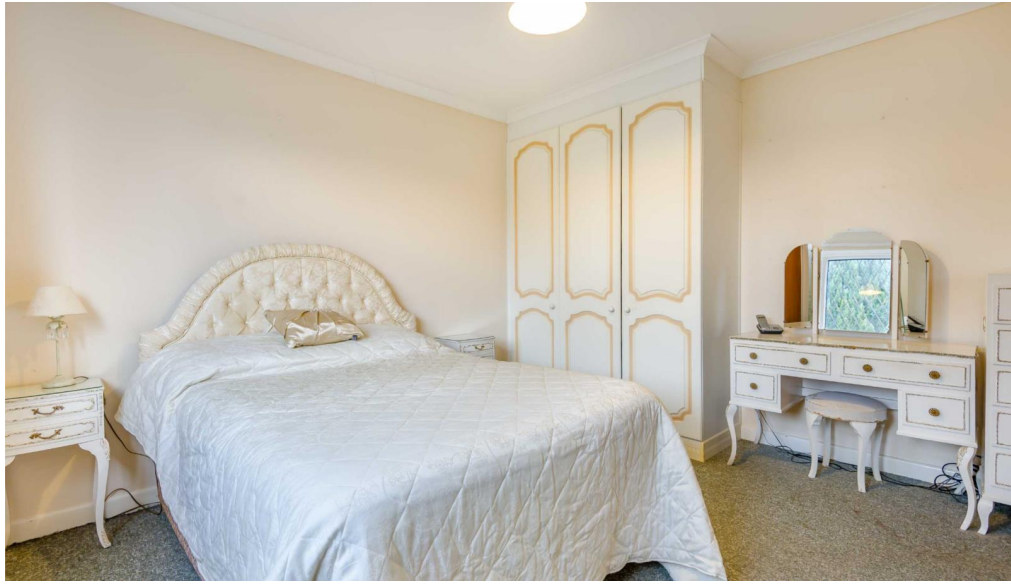


### KEY FEATURES

- Detached three bedroom bungalow
- Popular residential area
- Garage & carport
- Gated driveway
- Good sized gardens
- No onward chain



# STEP INSIDE



Situated in a charming cul-de-sac just off Mathern Road, this sizeable bungalow is well-positioned with local amenities surrounding. Chepstow Bowling Club and Athletic Club are at the end of the road, along with a bus stop providing easy transport links into Chepstow town centre or beyond.

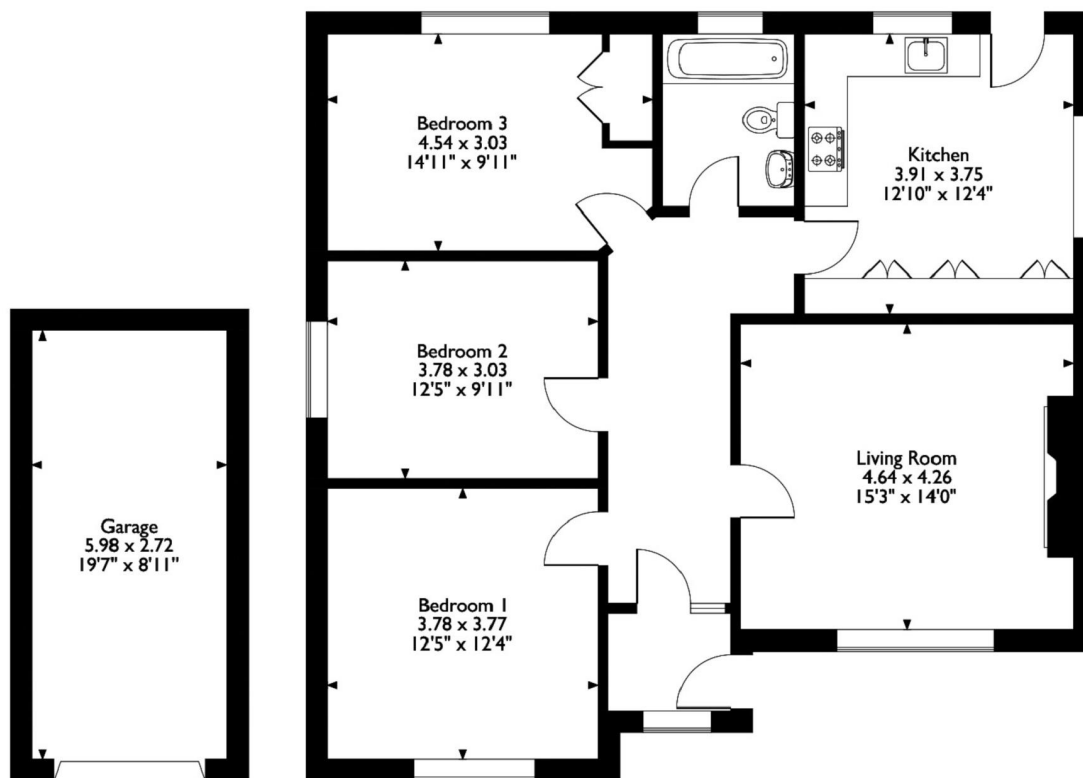
Other amenities include Lidl, coffee shops, takeaway restaurants and a petrol station, while in Chepstow centre, there are bespoke shops, cafes and well-known retailers including Boots, Marks & Spencer and Peacocks.

Chepstow provides a bank, pharmacy, doctors and a veterinary centre, along with Primary and Secondary schooling, making this location a great option for all generations.

Welcomed by a useful porch, the inner hallway leads to all rooms, with the reception spaces to the right and sleeping quarters to the left.

A spacious living room can be found to the front of the property, enjoying parquet flooring that flows throughout the hallway and into this entertaining space.

**Approximate Gross Internal Area**  
**Main House = 95 Sq M/1023 Sq Ft**  
**Garage = 16 Sq M/172 Sq Ft**  
**Total = 111 Sq M/1195 Sq Ft**



#### Ground 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.

Lattice windows add wonderful character, while the use of bright paint colours keep the property fresh and tastefully juxtapose the dark wood flooring.

To the rear, there is a kitchen/breakfast room with ample wall and base units benefiting from integrated appliances to include an electric double oven and four-ring hob and further under unit space for free standing appliances.

A door from the kitchen accesses the gardens, making this a perfect space for entertaining in summer months.

There are three bedrooms, all of which are double with the third enjoying a fitted wardrobe, ideal for utilising space.

There is one bathroom, fitted with a bath suite and overhead shower unit.

# STEP OUTSIDE



The property offers a private aspect with an extensive driveway with the rear being gated, separating the gardens from the fore.

Beyond the gated section, there is more parking space beneath a carport alongside the single garage.

The gardens are well-established with the fore enjoying mature shrubs, while the rear has a fully enclosed lawn area with a patio directly from the property offering space for outdoor dining.

The rear gardens are extremely private with large trees and shrubs protecting the perimeter.

## INFORMATION

Postcode: NP16 5BE

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: D






## DIRECTIONS

From our office head south-west on High St towards Welsh St/B4293, then continue onto Moor Street/B4293. Turn left onto B4293 and then turn right onto Mount Pleasant, continue to follow the A48. Turn left onto Bulwark Road and then right onto Mathern Road. Take the second right onto Beech Grove and the property can be found on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C		65
(55-68)	D		
(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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