



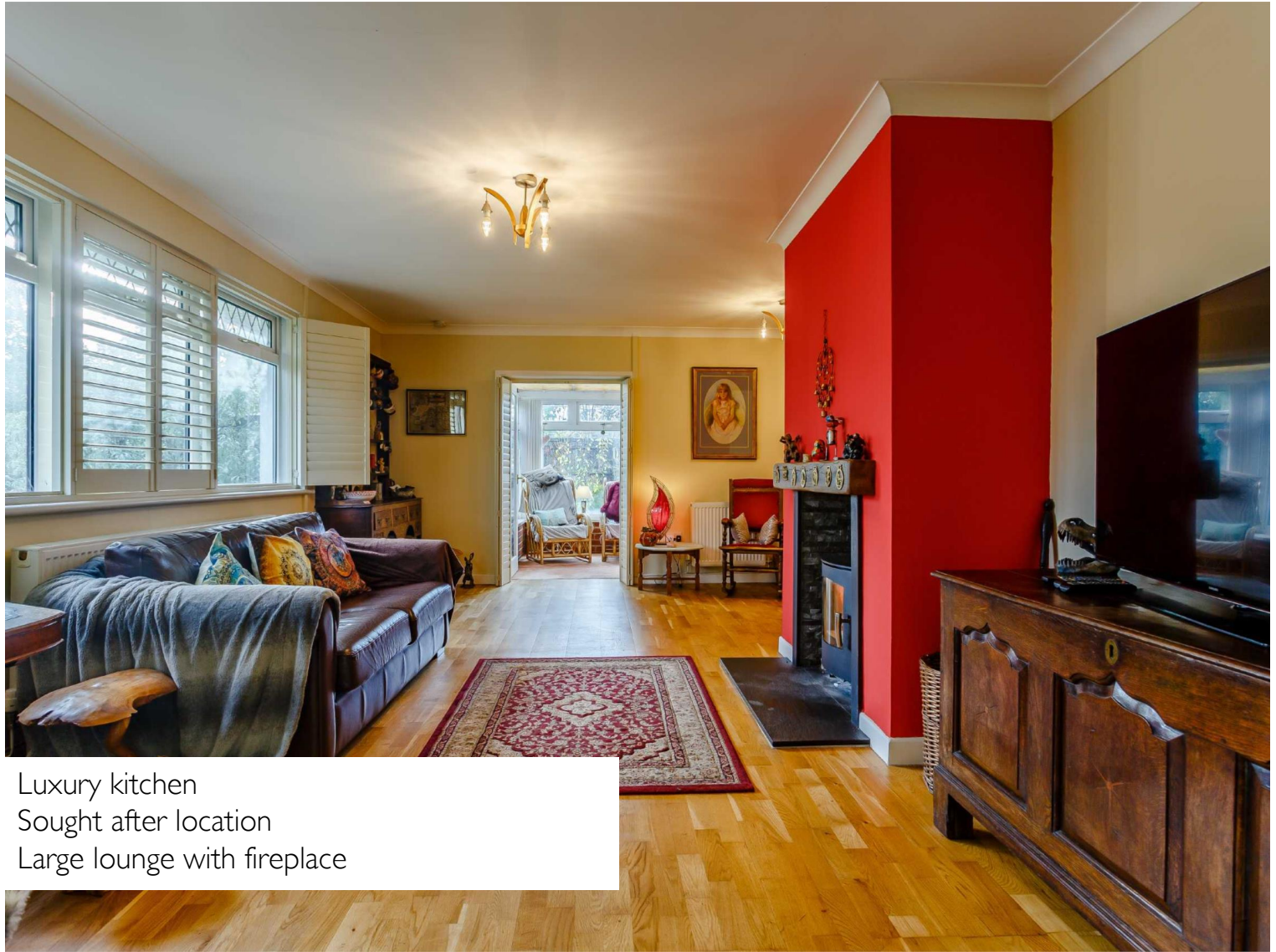
CHEPSTOW

Guide price **£450,000**



5 LOOP ROAD

5 Loop Road, Gloucestershire NP16 7HE



Luxury kitchen
Sought after location
Large lounge with fireplace

Tucked away off a long private drive is this spacious detached bungalow occupying a 0.24 Acre Plot and offering three good size bedrooms, a L-shape lounge plus a detached outbuilding.

Being located in Beachley, a popular village in Gloucestershire near the border with Wales, the property is located on a peninsula at the junction of the rivers Wye and Severn.

It is also on the edge of the Offas Dyke path, once a defensive ditch built in the late 18th Century and now a waymarked long distance footpath and National Trail stretching to North Wales and close to the Wales-England border.

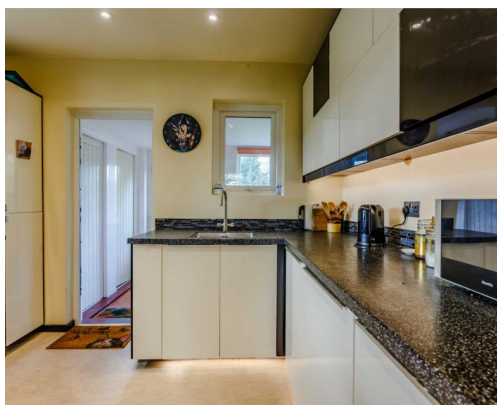


Guide price
£450,000



KEY FEATURES

- Detached bungalow
- 0.24 Acre plot
- Three double bedrooms
- Separate converted garage
- Private gardens
- Long driveway with ample parking



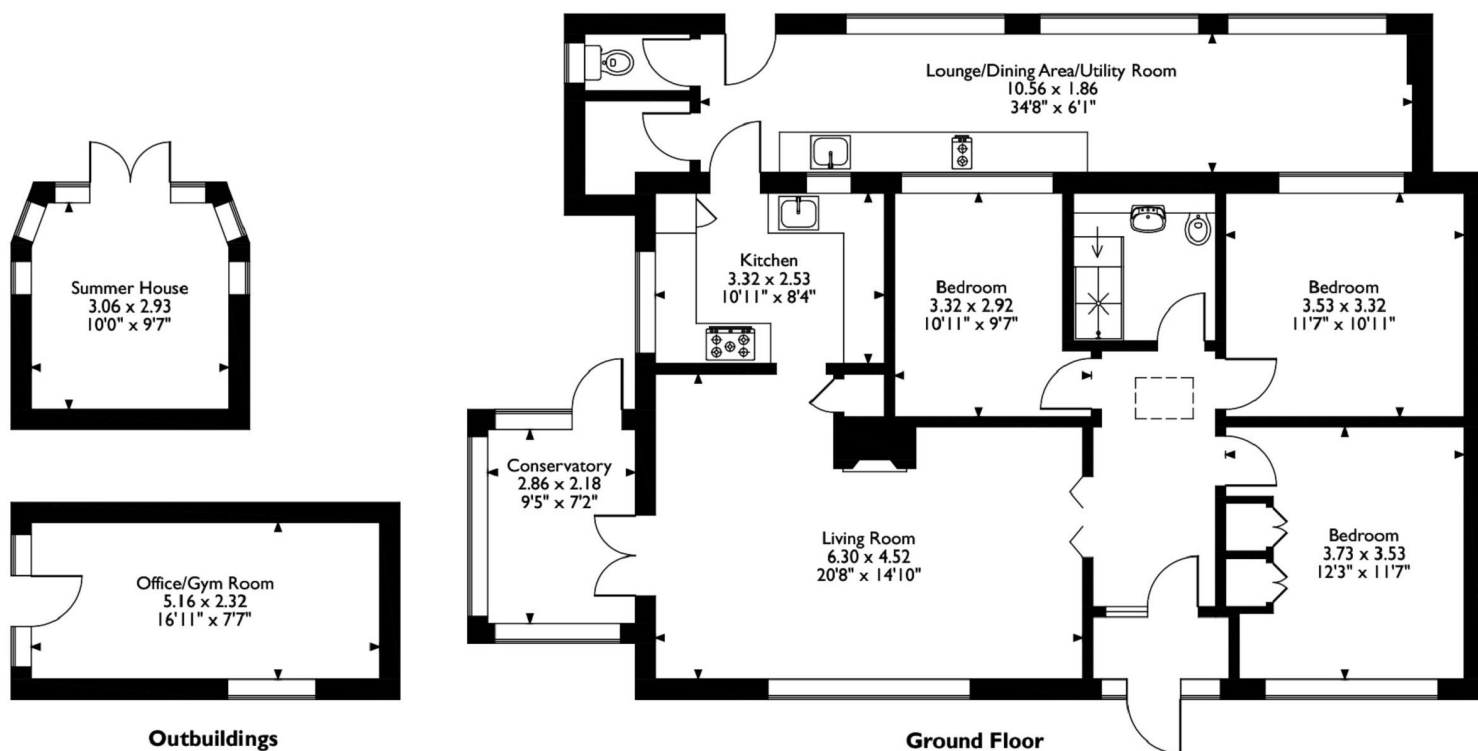
STEP INSIDE



Just a few miles takes you to the edge of the renowned Wye Valley which opens up a further wealth of opportunities for the outdoor enthusiast.

Chepstow town centre is approximately 3 miles away providing a range of facilities to include shops, restaurants, leisure facilities, schools, pubs, road, bus and rail links and the village of Sedbury is just over a mile away providing more local facilities including shop, chemist, gastro pub and butchers.

Approximate Gross Internal Area
 Main House = 122 Sq M/1313 Sq Ft
 Outbuildings = 21 Sq M/226 Sq Ft
 Total = 143 Sq M/1539 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.

The property offers well-proportioned accommodation comprising a with a luxury modern kitchen offering a range of wall a base units and appliances, L-shaped living room with dining area and fireplace with log burning stove, a conservatory to the side elevation enjoying views over the gardens, three double bedrooms, a utility room and further sitting area, a cloakroom and a family bathroom.

STEP OUTSIDE



The property sits in superb very private mature gardens.

To the front of the property there is a long private driveway with ample parking as well as a detached garage which has been converted into a home office come gym.

Lawned garden to the front. A path from the front of the property wraps around the side to the rear where a stone patio can be found. A small outbuilding can also be found in the rear garden which is ideal for storage

INFORMATION

Postcode: NPI 6 7HE

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Private

EPC: D





DIRECTIONS

From Chepstow take the by-pass road (A48) past Tesco superstore and take the next turning on your right (signposted Sedbury & Beachley). Proceed to a mini roundabout and turn left. Keep on that road and upon reaching Beachley take the first turning on the left for Loop Road. Proceed to the far end and turn into the long driveway for the property which is signposted 'No.5'.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		80
(81-91)	C		
(69-80)	D	63	
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 High Street, Chepstow, NP16 5LJ
 01291 626262
 chepstow@archerandco.com
 www.archerandco.com



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.