



CHEPSTOW

Guide price £260,000



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107 CHANNEL VIEW

Monmouthshire NP16 5AJ



Immaculately presented end of terrace
Huge lounge with doors to private garden
Stunning kitchen diner, three bedrooms

Located in the heart of a popular residential area of Chepstow this three-bed end of terrace house is close to playing fields, shops and a school, this immaculately presented home boasts a spacious lounge diner, sociable kitchen diner plus utility room, three bedrooms and a stylish bathroom, all wrapped in stunning, contemporary decor. The home is a short distance to enjoy all the shops, social opportunities to meet and eat, and walks by the majestic castle that this pretty location can offer.

If you need to drive away from any of these handy parking spots, for work or to travel further afield, there's a mainline train station in town and the A466 leading to the UK's motorway network is just a few streets away. There will be plenty of time to enjoy exploring the stunning landscape that surrounds the house, including the Wye Valley Area of Outstanding Natural Beauty.

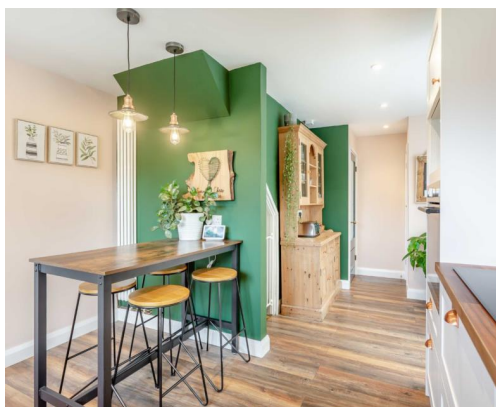


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KEY FEATURES

- Immaculately presented end-of-terrace
- Three bedrooms plus & modern family bathroom
- Substantial lounge with French doors to the garden
- Stunning kitchen diner
- Sunny rear garden with large garage
- No onward chain



STEP INSIDE



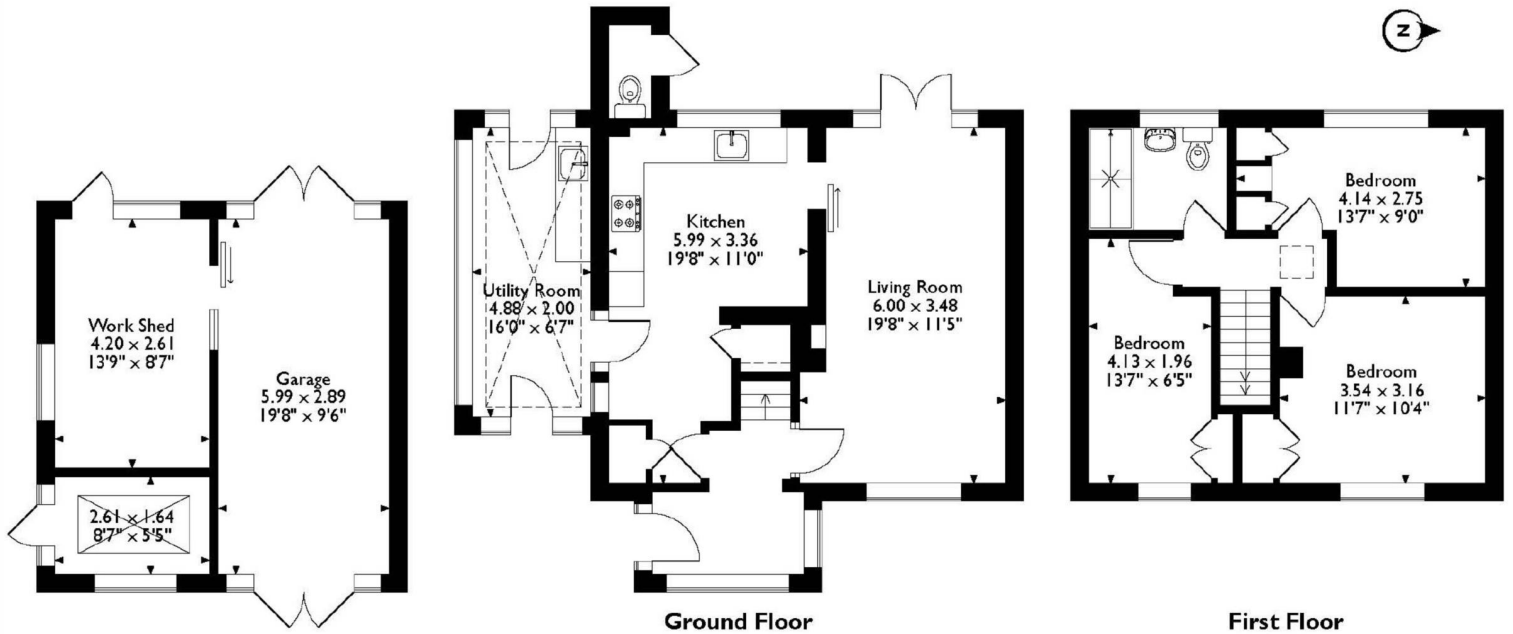
Step inside through the contemporary front door and into this welcoming home. A very handy extension to the house, the porch can boast dual aspect windows to flood the practical space with light as you remove your coat and shoes, with storage solutions to offer both a home. The porch is seamlessly connected to the hall via a substantial open doorway, making the first impression of the property as one of space complemented by calm and tasteful neutral decor.

To the left is an entrance to the kitchen diner, but opting to turn right gets you into a fabulous contemporary living room that extends from the front to the back of the house, ensuring cascades of light from the dual aspect are continually present.

The seating zone of this stylish and sophisticated living room invites large, comfy sofas and armchairs to cluster around the feature gas fire, the perfect place for chatting with family and friends before the movie starts or relaxing in peace with your feet up when the rest of the family are out.

This spacious room can easily offer a dining zone, next to the French doors that lead to the garden, which happily hosts family mealtimes, late night dinner parties, and reluctant school homework sessions, with the doors an effortless escape route into the garden.

Approximate Gross Internal Area
Main House = 95 Sq M/1023 Sq Ft
Garage = 34 Sq M/366 Sq Ft
Outbuilding = 1 Sq M/11 Sq Ft
Total = 130 Sq M/1400 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.

Through an open double doorway and you arrive at the kitchen diner.

Throughout the home the interior design is tastefully contemporary, with touches of personality and statement pieces mixed with timeless sophistication, and arguably the kitchen diner is the heart of the design.

In this stunning space the colour shades are layers of neutral and the textures cleverly mix tactile with smooth for the perfect contrast, but there are moments of drama too thanks to splashes of strong colour and touches of metallic shine and matte black accents.

Joining the well-equipped kitchen with integrated appliances hiding behind timeless Shaker-style units with eye-catching copper handles is a breakfast bar seating area that is surely the prime place to park yourself and join the cook for a chat over a coffee.

Off the kitchen, to the side of the house, is a handy utility room offering a home to clutter and storage options as well as a laundry, plus provides a direct connection from the front to the back of the property without having to go through the main house.

STEP OUTSIDE



Step outside into the sunny garden to be greeted by a private and well-presented, sunny outside space perfect for entertaining but also a fabulous family-friendly space where football matches and trampolines can happily find a home. The inviting patio that hugs the house is waiting to host parties, BBQs and alfresco dining events with family and friends.

At the end of the garden an arbour is tucked away behind a raised bed of pretty shrubs and bushes offering an option for enjoying the garden immersed in foliage. The area is also home to a sizeable garage offering ample storage space, a workshop and greenhouse area to support any ambitions to grow your own produce and propagate plants.

A surprise extra feature attached to the house is actually an outside toilet - very handy for summer events.

There is parking space in the rear garden, at the very end with rear lane access through a large double gate.

AGENTS NOTE: Please that the property is of non standard construction and is of wimpey no-fines construction.

INFORMATION

Postcode: NP16 5AJ

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

From the Chepstow office, proceed through the town arch and up Moor Street, turning right onto the A48. Take the next left turn signposted Bulwark. Continue on this road, passing St Marys RC Primary School on your right and take the next right turning (opposite Bulwark Dance Academy on your left) onto Mathern Road. Continue past Chepstow Athletic club on your left and take the next turning left into Channel View. Continue along this road and the property can be found on your right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	55	70
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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