



TUTSHILL

Guide price £319,950



A ARCHER & Co

www.archerandco.com

To book a viewing call 01291 626262

56 BIGSTONE MEADOW

Tutshill, Chepstow, Gloucestershire, NP16 7JU



Three bed end terrace property
Modern kitchen/diner
Ideally situated in a sought-after location of Tutshill

This three-bed end terrace home offers a well-designed layout and is excellently located in an extremely desirable location in Tutshill.

This small village is situated within walking distance of Chepstow on the fringe of the nearby Forest of Dean which is easily accessible and offers plenty of walks and outdoor pursuits. The nearby town of Chepstow has a charming high street with Marks & Spencer, Boots and great restaurants and bars. In addition to the local amenities, the property allows for easy access to Bristol, Cardiff and London with fantastic road and rail links.

There are several Primary and Secondary schools within proximity, including the well-renowned St John's private school within walking distance. Making this an ideal home for a family.

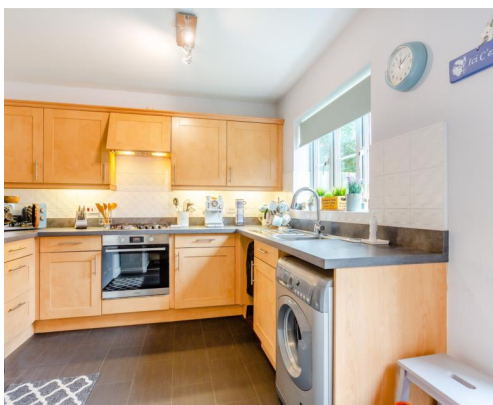


Guide price
£319,950



KEY FEATURES

- Well designed end terrace three bed residence
- Off-road parking for two vehicles
- Attached single garage
- Modern fitted kitchen/diner area
- Principal bedroom with en-suite
- Ground floor cloakroom



STEP INSIDE

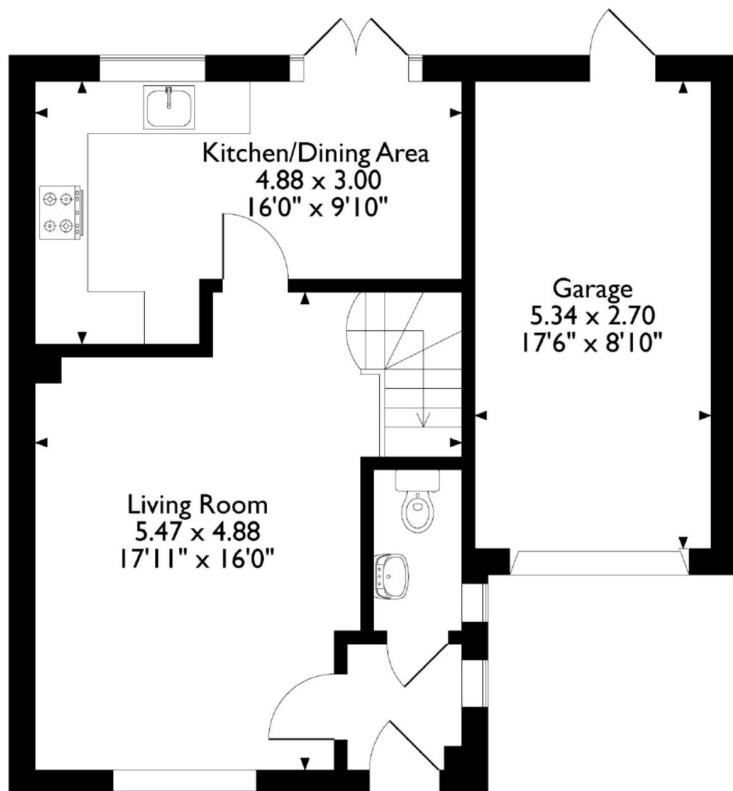


A well-presented property which comprises of a welcoming entrance hall, with access to the ground floor cloakroom. From the hallway, you enter through to the lounge.

The kitchen is situated at the rear of the property, which is fully fitted with a range of modern kitchen units and an ample worktop space with the added benefit of a dining area.

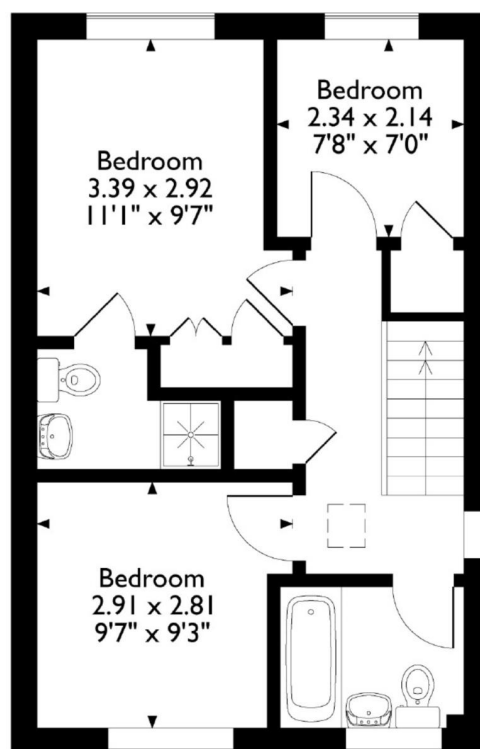
The lounge is decorated in modern tones and has a feature-turned stairway to the first floor, this room has good-quality wood laminate flooring and is a light spacious room with a view of the front garden.

Approximate Gross Internal Area
 Main House = 76 Sq M/818 Sq Ft
 Garage = 14 Sq M/151 Sq Ft
 Total = 90 Sq M/969 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.



First Floor

The first floor gives access to three bedrooms, with the principal bedroom with fitted wardrobes also having the luxury of a modern en-suite shower room.

There are two additional bedrooms and a bathroom comprising a three-piece white suite to include low-level WC, pedestal wash hand basin with chrome taps and panelled bath.

STEP OUTSIDE



Stepping outside the property, the rear garden is accessed via the patio doors from the kitchen.

The enclosed rear garden has a fine sunny aspect and is completely enclosed by secure fencing with a delightful seating area and patio ideal for al-fresco dining. There is also access to the rear of the garage through the garden.

Set back from the main road, the front garden comprises an area of lawn with a raised flower bed. To the side there is a driveway with parking for two vehicles in front of the garage.

INFORMATION

Postcode: NP16 7JU

Tenure: Freehold

Tax Band: B

Heating: Gas

Drainage: Mains

EPC: C






DIRECTIONS

From our Chepstow office proceed down the High Street onto the one-way system. Continue over the old Wye Bridge and proceed up the hill to the double mini-roundabouts proceed directly straight over. Continue along this road taking the right turn into Bigstone Meadow before reaching the A48, follow the road through the development and the property is situated and set back from the road on the right-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			88
(69-80) C		76	
(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	

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.