



TUTSHILL

Guide price **£360,000**



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16 ELM ROAD

Tutshill, Chepstow, Gloucestershire NP16 7BX



Detached bungalow in a sought-after location
 Generous private rear garden
 No upper chain

16 Elm Road comprises a spacious, detached bungalow situated on a level plot in this well-respected residential area of Tutshill. The property lends itself to be upgraded and modernised to make it your dream home. It is located near local schools, shops, butchers/delicatessen,

Doctors surgery and convenience store and leisure amenities in Tutshill, as well as Chepstow town centre. The A48, M48, and M4 motorway networks provide easy commuting to Cardiff and Bristol. The property is well-maintained, featuring large double-glazed windows and gas central heating.

Also, the single-level living design adds to the allure of this property, enhancing its appeal for individuals and families of all ages. The flexibility in accommodation makes the residence well-suited to various lifestyle preferences and needs.

Whether for convenience, accessibility, or a preference for a layout without stairs, the single-level living aspect contributes to the property's adaptability and broadens its attractiveness to a diverse range of potential buyers.



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KEY FEATURES

- Detached bungalow
- Three double bedrooms
- Spacious living room
- Large well-appointed kitchen /breakfast room
- Conservatory
- Detached garage and ample parking



STEP INSIDE



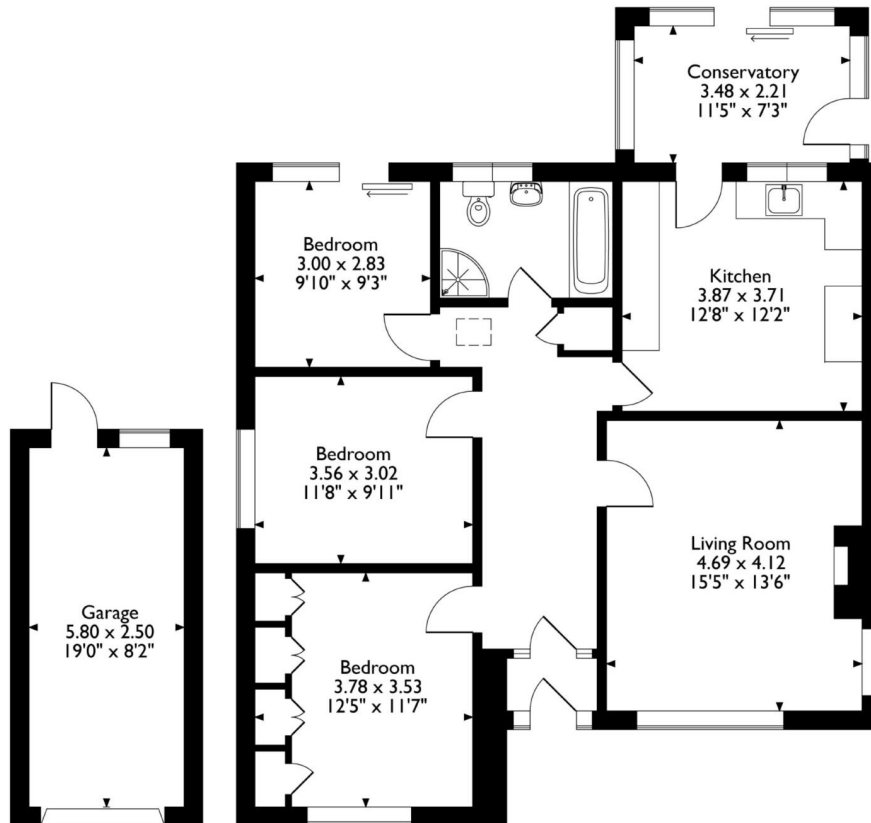
This well-maintained three bed detached bungalow is situated in an established and sought-after area, of Tutshill providing convenience to local amenities, including Tutshill Primary School, a butchers/delicatessen, Doctors surgery, and a convenience store and toast of Tutshill.

The property boasts a spacious reception hall, welcoming residents and guests alike. The sitting room is a focal point of comfort, featuring a charming feature fireplace with a wooden surround and adorned with lovely parquet wooden flooring, with large windows overlooking the front aspect of the property creating a warm and inviting ambience.

The kitchen/breakfast room is well-appointed with good quality wooden kitchen floor and wall units, providing ample storage space. With enough room for a kitchen table, it offers a cosy spot for casual dining.

The convenience of easy access to the conservatory enhances the indoor-outdoor flow, allowing residents to enjoy views of the rear garden while dining or relaxing.

Main House = 98 SqM/1055 SqFt
 Garage = 15 SqM/161 SqFt
 Total = 113 SqM/1216 SqFt



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.

The property comprises three double bedrooms, offering ample space for family members or guests.

The principal bedroom is particularly noteworthy, boasting fully fitted wardrobes and a large window that floods the room with natural light while offering views to the front of the property. Additionally, a family bathroom equipped with a shower completes the accommodation,

Overall, the property offers a blend of comfort, and functionality making it an ideal choice for discerning homeowners.

STEP OUTSIDE



The good-sized rear garden is predominantly laid to lawn, offering ample space for various outdoor activities. A paved patio at the rear of the property provides an ideal setting for al-fresco dining and entertaining.

Additionally, the outdoor space enhances the versatility and enjoyment of the garden area with mature shrubs and bushes.

The property also features a detached garage, approached via a drive, providing ample level parking. The front garden has been laid to lawn and is well established with mature shrubs and plants. This practical addition adds convenience to the overall outdoor amenities in a close-knit neighbourhood.

INFORMATION

Postcode: NPI 6 7BX

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

From Chepstow, take the A48 Lydney road, passing the Tesco store on the right-hand side. Proceed over the new bridge and up the hill. Take the left hand turning on to Gloucester Road. Take the first turning right into Elm Road. Continue along this road and the property can be found on the left-hand side just after the turning to Wire woods Close.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		81
(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	

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