



# CHEPSTOW

Guide price **£335,000**



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# 36 BAILEY BRIDGE DRIVE

Chepstow, Monmouthshire NP16 5UR



Three storey 3-bed mid-terrace property  
Spacious & well-planned interior layout  
No onward chain

Chepstow's riverfront development Brunel Quarter is known for its scenic beauty and convenient access to the town's amenities. Enjoy a riverside lifestyle while being close to local shops, restaurants, and recreational areas. Located in the newest residential area of Chepstow with the town centre a leisurely stroll away and easy commuting access via the A48 and M48, also rail links to major cities, this residence provides an ideal combination of convenience and tranquillity.

The property features a thoughtfully designed interior spread across three levels, providing ample space and flexibility for various lifestyle needs. Modern finishes and attention to detail characterise the living spaces, creating an inviting and comfortable atmosphere.



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£335,000



## KEY FEATURES

- Luxurious three-bedroom mid-terrace house
- Located in the sought-after riverfront development
- Premier principal suite with private en-suite
- Views to the scenic riverfront
- Still under builder warranty
- No upper chain





# STEP INSIDE



As you step inside, a welcoming hallway leads to a fully fitted kitchen with integrated appliances, setting the stage for culinary delights.

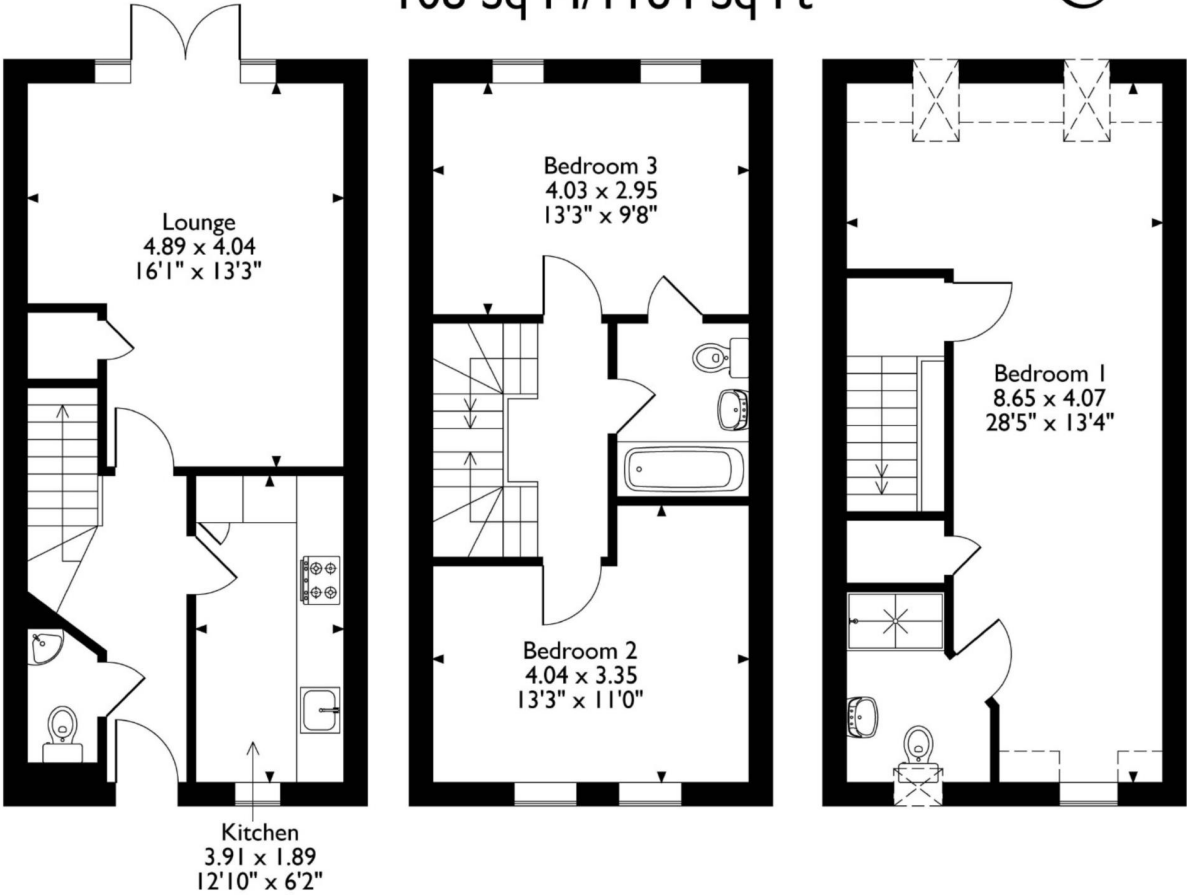
The lounge diner, situated to the rear, provides a cosy space with a view of the secure rear garden, ideal for relaxation or entertaining guests.

Ascending to the first floor reveals two additional double bedrooms, ensuring ample space for family or guests.

The modern family bathroom, thoughtfully designed with access from the rear second bedroom offering en-suite facilities, completes this level with style and functionality.

Approximate Gross Internal Area

108 Sq M/1164 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 top floor is dedicated to the premier principal suite, offering a luxurious haven. A private en-suite shower room adds a touch of exclusivity to this already remarkable space.

A real show stopper as the size is most spacious and could easily afford to be utilised as a study area to the one end of the room.



# STEP OUTSIDE



Located within the desirable riverfront development, residents can enjoy views towards the river Wye and the tranquillity of the surrounding natural beauty, with open areas and seating provided for afternoon walks and exercise.

The exterior complements the contemporary aesthetic, contributing to the overall allure of this Barratt built property. The secure rear garden enhances the appeal of outdoor living, providing a private level and tranquil space for residents.

The home is a short distance to enjoy all the shops, social opportunities to meet and eat, and walks by the majestic Chepstow castle that this pretty location can offer. This property has a single garage and parking located under a FOG apartment. Which is located just a couple of doors down the street.

## INFORMATION

Postcode: NP16 5UR

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: B







## DIRECTIONS

On leaving Chepstow on the A48 towards Lydney, when you come to the first set of traffic lights at the Tesco turning turn right. Take the second turning left proceed under the railway bridge and then take the second turning on the right signed posted Bailey Bridge Drive carry along this road and the property will be on the right-hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		96
B (81-91)	86	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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