



CHEPSTOW

Guide price **£245,000**



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31 MAPLE AVENUE

Chepstow, Monmouthshire NP16 5RG



Three bedroom property
Off road parking
Close to local amenities

This three-bedroom terraced property is an excellent opportunity for first-time buyers, offering a comfortable living space within a popular residential area. With practical features such as off-road parking and a well-enclosed rear garden, the property caters to both convenience and outdoor enjoyment.

Its proximity to amenities, schools, and major road routes adds to the appeal, making it a well-rounded choice for those seeking a home on the outskirts of Chepstow.

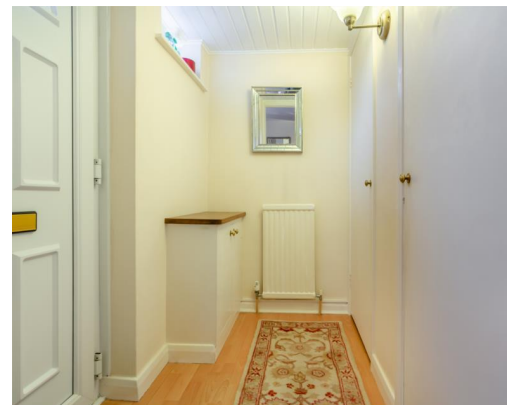


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KEY FEATURES

- Three bedroom terrace property
- Open plan living/dining
- Garage & parking for one vehicle
- Enclosed rear gardens
- Popular residential area on the outskirts of Chepstow
- No onward chain



STEP INSIDE

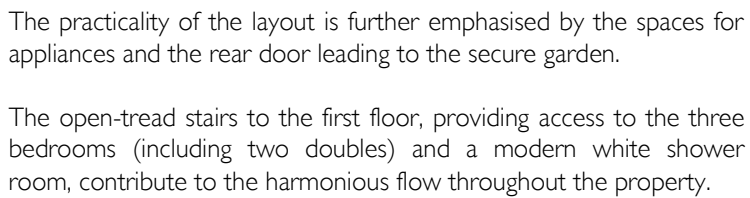


The modern and well-thought-out design of the property is apparent, with the entrance hall leading to a spacious lounge diner that creates a comfortable and open living environment.

The large fitted windows in the lounge allow plenty of natural light, and the gas fire with a feature surround adds a cosy focal point to the room.

The seamless connection between the dining area and the modern kitchen enhances the overall living space.

The kitchen, with its natural wall and floor units, white splashback tiles, and a small window overlooking the rear garden, adds a touch of contemporary style.



This thoughtful design enhances the overall appeal, creating a welcoming and well-designed space.

STEP OUTSIDE



The property's exterior rear garden features are thoughtfully designed to provide a blend of practicality and outdoor enjoyment. Off-road parking and garage.

The well-established borders and fenced boundaries contribute to a private and aesthetically pleasing outdoor environment.

INFORMATION

Postcode: NP16 5RG
Tenure: Freehold
Tax Band: D
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

Proceed from Chepstow town centre to the main roundabout located at the top of the town. Take the first exit into Fairview and at the junction turn right and immediately left into Maple Avenue. Proceed along Maple Avenue where the property can be found on the left-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		86
B (81-91)		
C (69-80)	71	
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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