



CHEPSTOW

Guide price **£400,000**



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76 ST KINGSMARK AVENUE

Chepstow, Monmouthshire NP16 5LY



Detached four bed family home
Town centre within walking distance
No onward chain

76 St. Kingsmark Avenue presents a harmonious blend of spacious accommodation, making it an ideal residence for both family living and entertaining. This bright and airy detached four-bedroom house has been a much-loved home, offering versatile accommodation suitable for the growing family. Situated in the most convenient location of The Danes, this residence is within easy walking distance of Dell Primary School and Chepstow Secondary School.

Approximately 1.5 miles from the M48 Severn Bridge giving access and easy commuting to Bristol and London to the east and Newport and Cardiff to the west. Situated, as it is, on the edge of the beautiful and renowned Wye Valley there are a wealth of popular countryside pursuits including walking, caving, canoeing, riding and cycling to name but a few. Also, the castles of Chepstow and Caldicot and Tintern Abbey are a short drive away and offer historical interest and various outdoor concerts throughout the summer months.



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KEY FEATURES

- Detached 4-bedroom property
- Modern kitchen with integrated appliances
- Additional ground-floor shower room
- Garage and parking
- Popular location & close to schools & leisure centre
- Downstairs shower room & WC



STEP INSIDE



This four-bedroom property is nestled in a delightful part of The Danes, offering easy access to the local park and schools, making it a wonderful opportunity for a family to purchase and transform into their dream home.

76 St. Kingsmark boasts a modern fitted kitchen with integrated appliances, oven hob and dishwasher, providing both style and convenience.

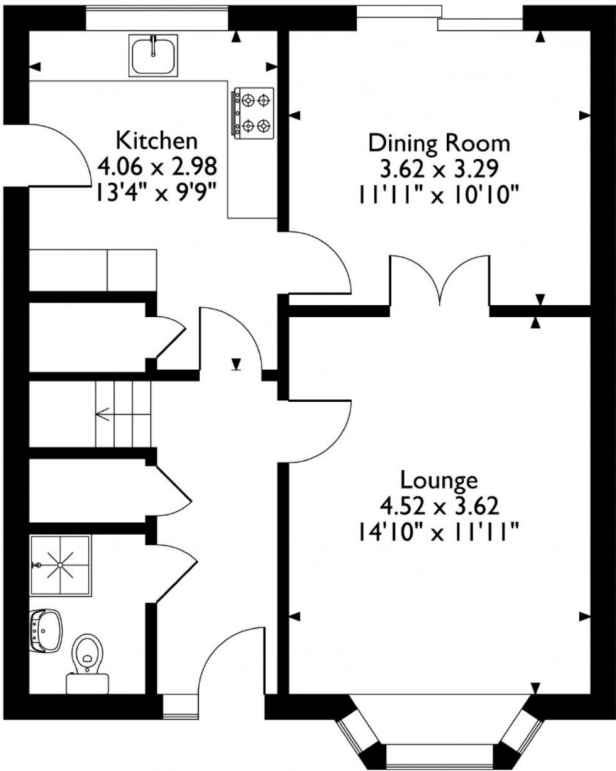
The kitchen overlooks the stone wall tiered garden to the rear, creating a pleasant view from the kitchen while cooking or dining.

The lounge is adorned with a feature modern on-the-wall electric fire, adding character and warmth to the space.

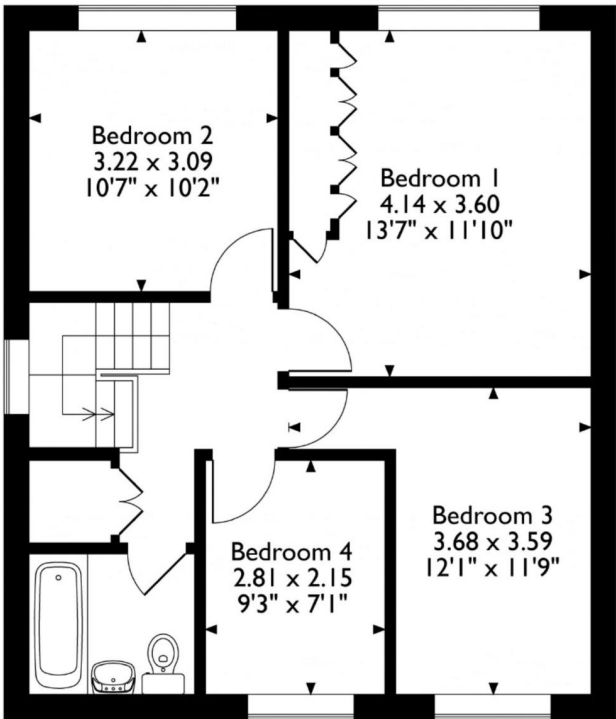
An attractive bay window allows plenty of natural light to filter in the afternoon, providing an inviting atmosphere for relaxation.

There's ample space to display pictures and decorative items, adding a personal touch to the room.

Approximate Gross Internal Area 106 Sq M/1140 Sq Ft



Ground Floor



First 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.

Ascending to the first floor, you'll find a modern bathroom conveniently located at the top of the stairs, offering easy access to all bedrooms.

This layout enhances practicality and accessibility for everyday living, with three double bedrooms and an additional single bedroom, currently utilised as a hobby room.

This flexible arrangement caters to various needs, providing ample space for residents.

STEP OUTSIDE



Stepping outside, the property features a detached garage with a renewed roof, providing secure parking or additional storage space. The mature stone-tiered rear walls within the garden adds a touch of natural beauty to the outdoor space. The garden includes a level lawn area, offering a green and peaceful setting for various activities or relaxation.

A small patio, directly accessible from the dining area via patio doors, provides a charming spot for outdoor dining or enjoying a morning coffee. This thoughtful design patio creates a seamless connection between the interior and exterior spaces, enhancing the overall living experience.

The property is approached via the sloped driveway, providing ample off-road parking and leading to the detached garage.

INFORMATION

Postcode: NP16 5LY
Tenure: Freehold
Tax Band: F
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

From our Chepstow office proceed through the Town arch and turn right into Welsh Street. Continue along this road, passing the turning for the Leisure Centre and Chepstow Senior School. Turn left into Kingsmark Lane and take the first left into St Kingsmark Avenue. The property can be found a little way down the hill on the left-hand side just opposite the park.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		85
B (81-91)		
C (69-80)	72	
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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