



CHEPSTOW

Guide price **£380,000**



37 VICTORIA ROAD

Buwalk, Chepstow, Monmouthshire NP16 5QW



Parking to rear and garage
Views towards the estuary and beyond
Private rear garden

Upon entering this lovely property, you'll immediately notice that it has been well-loved and maintained. It has been updated and modernised over the years.

The property is very spacious, featuring a large lounge and separate formal dining room, along with an additional sunroom at the rear. The kitchen includes a breakfast area that overlooks the rear garden. Furthermore, the house boasts 4 good-sized bedrooms and a modern white suite with shower over bath family bathroom.

Beyond this home, there's a lively community with a primary school, shops, and a local pub. For more amenities, the nearby town of Chepstow is ready to cater to your needs.

Commuting is easy with access to the A48, M4, and M48 motorway networks, making this home an ideal base for a well-connected lifestyle.



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KEY FEATURES

- Four bed semi-detached property
- Parking to rear and garage
- Views towards the estuary and beyond
- Kitchen/ breakfast room
- Private rear garden
- Sought after location



STEP INSIDE



Upon stepping into the property through the newly installed door, you will be greeted by a welcoming and spacious hallway, complete with a staircase leading to the first floor.

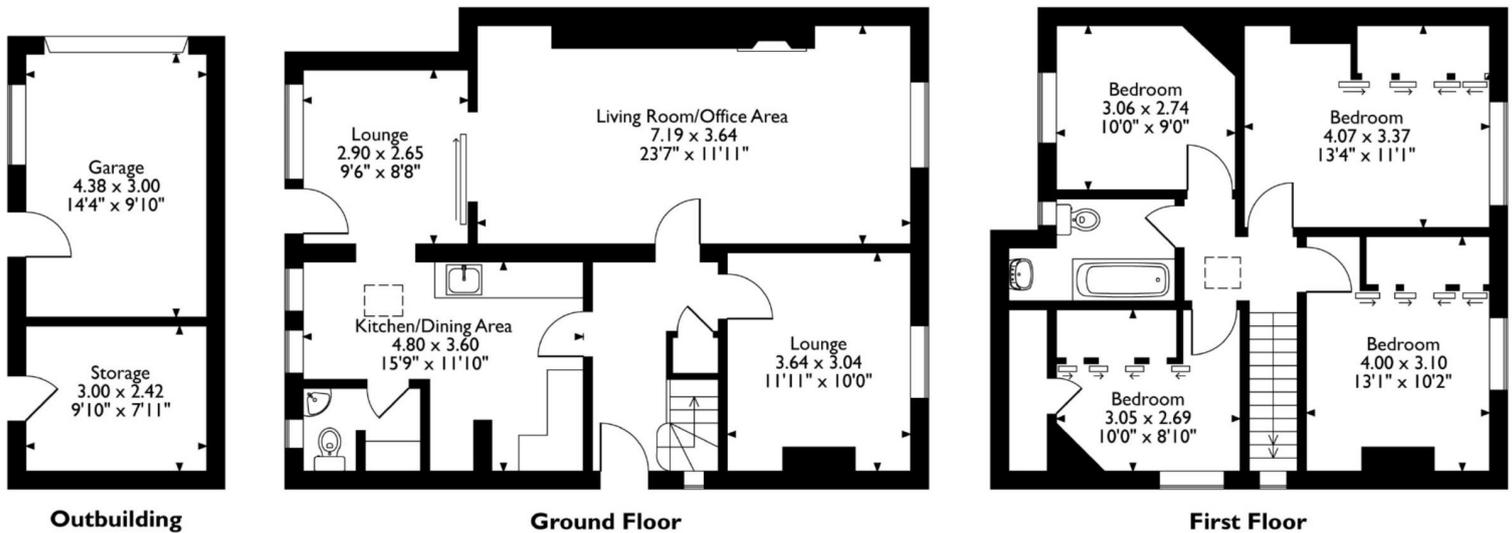
The house boasts a generously sized lounge and a separate formal dining room.

The modern kitchen is equipped with a variety of wall and base units, providing plenty of storage space and room for appliances.

Additionally, there is ample space for a breakfast table, offering a delightful view of the mature rear garden, which is adorned with trees and shrubs, providing both privacy and shade.

The sunroom offers a tranquil retreat area, perfect for relaxation.

Approximate Gross Internal Area
 Main House = 129 Sq M/1389 Sq Ft
 Outbuilding = 21 Sq M/226 Sq Ft
 Total = 150 Sq M/1615 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.

Moving to the first floor, a spacious main room with large windows awaits, providing stunning views of the Severn Estuary and beyond.

The three additional bedrooms are generously proportioned, and the family bathroom is elegantly fitted with a white suite and a shower over the bath.

STEP OUTSIDE



The spacious front and back gardens offer great potential for incorporating sustainable practices into daily life, or for providing ample space for children to play. With level grassed lawns and mature trees that give shade.

At the far end of the garden, there is a detached garage accessible via a small lane located to the side of the property.

INFORMATION

Postcode: NPI 6 5QW

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

From our Chepstow office proceed up the High Street, through the town arch heading up Moor Street, turning right onto the A48. Take the first left signposted Bulwark. Proceed into Bulwark, passing the shops. At the first roundabout take the first exit onto Bulwark Avenue. Continue along this road and take the third exit on your left, at the Octagon, into Victoria Road and the property can be found on your left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		84
81-91	B		
69-80	C		
55-68	D	59	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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