



CHEPSTOW

Guide price **£335,000**



 **ARCHER & Co**

www.archerandco.com

To book a viewing call 01291 626262

31 ST KINGSMARK AVENUE

Chepstow, Monmouthshire NP16 5LY



Three bed semi-detached property
Popular location & short distance to town
No onward chain

Situated in Chepstow, the three bedroom semi-detached property is near various local amenities, including primary and secondary schools, shops, pubs, and restaurants, as well as medical services such as doctors and dentists.

The location offers good bus, road, and rail links, with the A48, M4, and M48 motorway networks providing easy commuting access to Bristol, Cardiff, and Newport. 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.

Additionally, the castles of Chepstow and Caldicot, as well as Tintern Abbey, are a short drive away, offering historical interest and various outdoor concerts throughout the summer months.



Guide price
£335,000



KEY FEATURES

- Three bedroom semi-detached property
- Off road parking & single garage
- Popular location
- Ground floor WC
- Close to town centre
- No onwards chain



STEP INSIDE



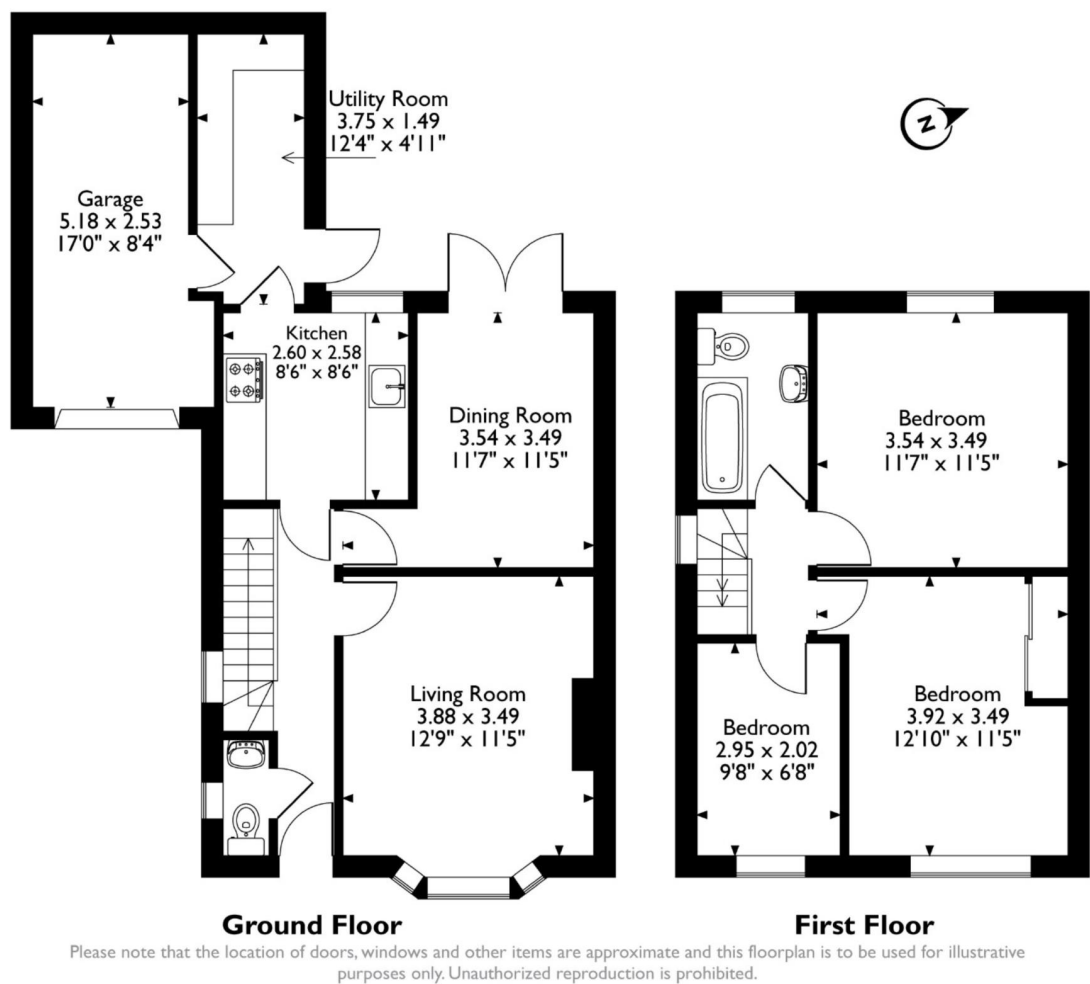
The property boasts a welcoming ambience, beginning with its light and fresh hallway adorned in neutral tones.

The lounge offers panoramic views of the open aspect directly opposite, creating a spacious and airy atmosphere.

Additionally, the property includes a downstairs WC and utility room, enhancing its practicality.

The modern kitchen, complete with fitted appliances and ample worktop space, overlooks the rear garden, while a separate dining room with French doors provides easy access to outdoor living.

Approximate Gross Internal Area 96 Sq M/1034 Sq Ft



Ascending to the first floor reveals stunning views across Chepstow, thanks to its elevated position.

The principal bedroom, positioned at the front of the property, enjoys plenty of natural light, contributing to its airy feel.

The bathroom features a modern white suite, adding a touch of elegance and boasts a shower over bath. Two further bedrooms complete the first-floor layout, offering versatile spaces for various family needs.

STEP OUTSIDE



The front of the property at St. Kingsmark Avenue in Chepstow features an off-road parking area that can accommodate several vehicles. The rear garden is secure and positioned to enjoy the afternoon sun, making it a delightful space for relaxation or entertainment on the patio area.

The garden is primarily laid to lawn and enclosed by timber fencing, providing a private secure and pleasant outdoor setting.

INFORMATION

Postcode: NP16 5LY

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: D





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 right-hand side in a elevated position.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		84
B (81-91)		
C (69-80)		
D (55-68)	63	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

30 High Street, Chepstow, Monmouthshire, NP16 5LJ

01291 626262

chepstow@archerandco.com

www.archerandco.com



ARCHER
& CO

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.