



CHEPSTOW

Guide price **£240,000**



3 TALLARDS PLACE

Sedbury, Gloucestershire NP16 7AH



Three bed semi-detached property
No onward chain
Large corner garden

This three bedroom semi-detached property presents an ideal opportunity for first-time buyers or investors. With a generous garden and versatile layout, it offers the potential to create a perfect first home or a lucrative investment opportunity.

Additionally, there is potential for planning permission to extend and build, subject to planning permission, allowing you to tailor the property to your specific needs and aspirations, transforming it into your dream home.

Located in Sedbury, residents benefit from a range of local amenities including shops, pubs, and both primary and secondary schools. Additional facilities can be found in nearby Chepstow. The area enjoys good bus, road, and rail links, with the A48, M4, and M48 motorway networks providing easy commuting access to Bristol, Cardiff, and Newport.



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KEY FEATURES

- Three bedroom detached property
- Large gardens
- No onward chain
- Ground floor WC
- Ideal investment property
- Near local schools & amenities



STEP INSIDE



Situated just a short distance from Sedbury's local amenities, as well as a reputable junior and secondary school with a sixth form, this property offers convenience and accessibility. Nature enthusiasts will appreciate the proximity to the Offa's Dyke and Wye Valley Greenway walks. Additionally, The market town of Chepstow, with its wide range of facilities, is just a stone's throw away. Commuting is easy with excellent bus and rail connections in Chepstow, as well as easy access to major road and motorway networks, bringing larger towns and cities within reach.

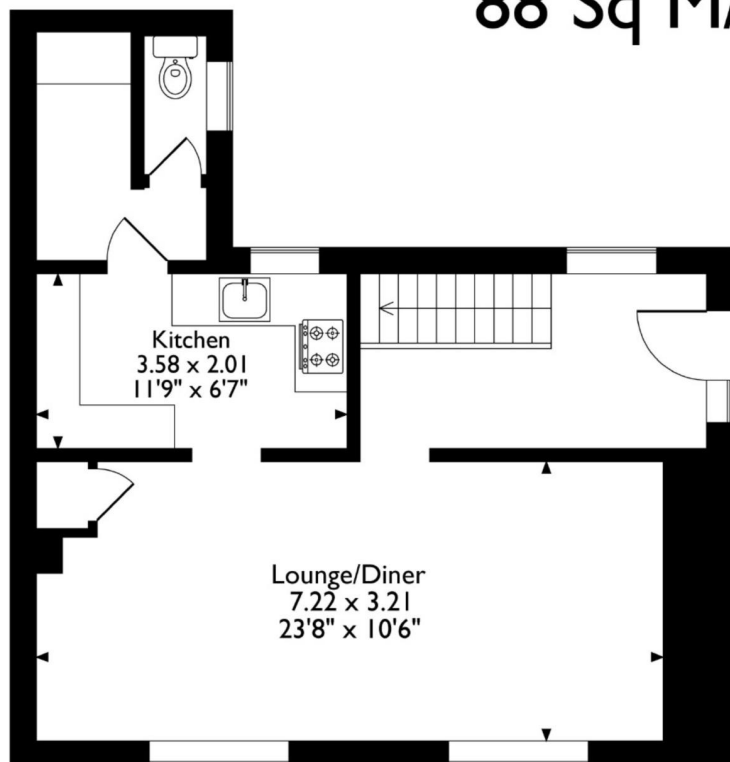
Just steps from your doorstep lies Offa's Dyke National Trail, leading you to the banks of the River Severn estuary. Here, you'll be captivated by panoramic views that beckon you to return time and again.

Internally, the property features a sizable reception hall with stairs off, also providing access to the living room and open plan dining area, leading through to the kitchen.

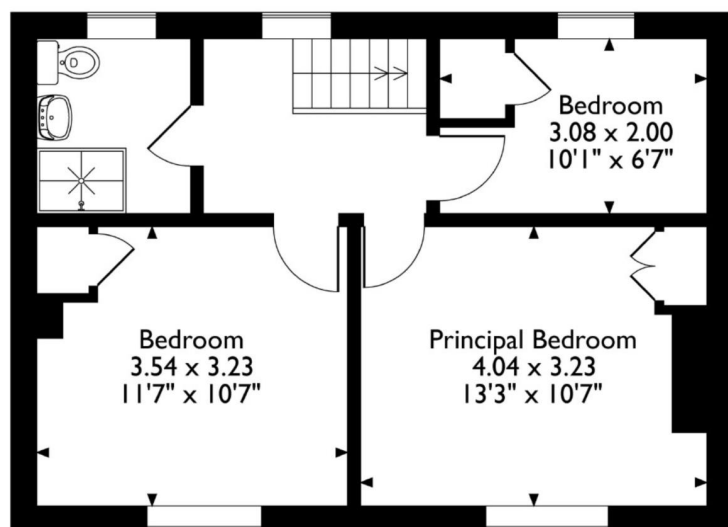
Additionally, there is a utility room and ground floor WC for added convenience.

The kitchen has a coordinated range of base and eye-level storage units, complemented by laminated effect worktops that offer both functionality and style. It features an integrated electric oven and hob, providing efficient cooking options.

Approximate Gross Internal Area 88 Sq M/947 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.

The stainless steel one-and-a-half bowl sink unit with a chrome mixer tap adds a contemporary touch, while ceramic tiled splashbacks enhance durability and aesthetics.

The kitchen is finished with vinyl flooring for easy maintenance and a uPVC double-glazed window to the rear elevation, allowing natural light to brighten the space and the the rear hall the door to the garden and patio area.

The reception hall offers access to both the living room and the open-plan dining room, creating a seamless flow between the spaces. Windows facing the front garden illuminate the area with natural light, enhancing the welcoming atmosphere. Recently plastered ceilings add a fresh and modern touch to the interior ambience.

Upstairs, the property features three bedrooms and a family shower room, providing comfortable accommodation for residents.

STEP OUTSIDE



Externally, a pathway leads to the front garden, which features a well-maintained lawn, enhancing the property's curb appeal. Moving to the rear, the gardens offer an expansive outdoor space perfect for various activities and leisure pursuits. With predominantly grassed areas, there is flexibility for landscaping projects, allowing homeowners to tailor the space to their preferences.

Additionally, there is potential to incorporate a designated vegetable area, catering to those with green thumbs or culinary interests. Overall, the outdoor spaces provide opportunities for relaxation, recreation, and enjoying the natural surroundings.

AGENTS NOTE:

All necessary reconstruction works have been completed to meet mortgage lending criteria. We hold a copy of the certificate on file.

INFORMATION

Postcode: NPI 6 7AH
Tenure: Freehold
Tax Band: A
Heating: Gas
Drainage: Mains
EPC: D





DIRECTIONS

From our Chepstow office proceed up the High Street turning left onto the A48. Continue over the new Wye Bridge passing Tesco's on your right. After the bridge take the first turning right signposted Sedbury and then take the second exit at the roundabout. Continue along this road turning right opposite the convenience Shop. Take the first right hand turn into Tallards Place where you will find the property in the right-hand corner.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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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