



SEDBURY

Guide price **£320,000**



35 PARK VIEW

Sedbury, Gloucestershire NP16 7BE



Recently updated 3-bed semi-detached
New kitchen and bathroom
Cul-de-sac location

This recently updated three-bedroom semi-detached property offers a fantastic opportunity for any young family seeking a comfortable home, close to schools and local shops and doctors all within walking distance.

Located on the border with Wales, it features a good-sized garden and is situated in a quiet cul-de-sac, ideal for family living. The property is just a short drive over the bridge across the River Wye to the popular market town of Chepstow. Here, you can enjoy an array of cafes, pubs, bars, and restaurants, as well as a wide selection of shops, supermarkets, schools, and everyday amenities.

Additionally, the area boasts scenic walks around the majestic Chepstow Castle, adding to the charm and appeal of this location.



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KEY FEATURES

- Three bed semi-detached property
- New kitchen
- Great size garden
- Off-road parking
- Cul-de-sac location
- Ideal for FTB



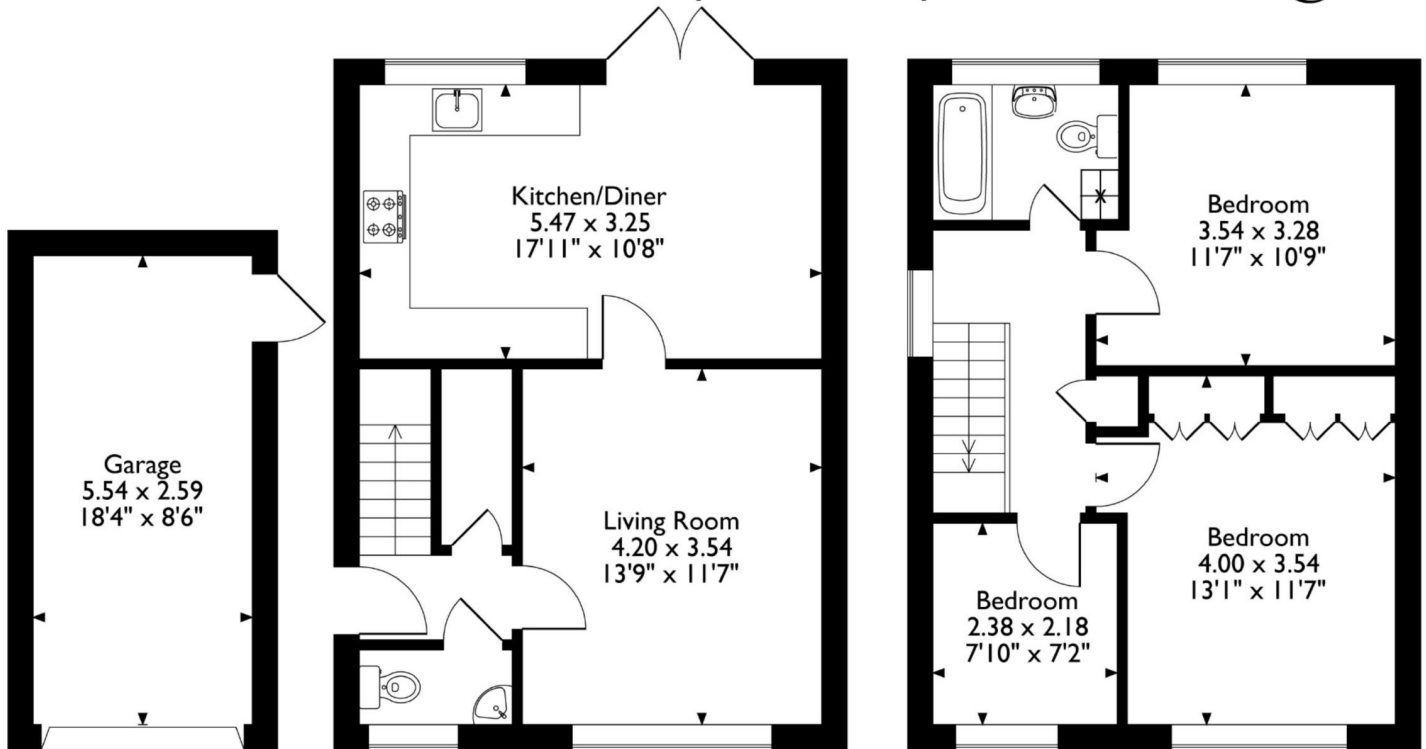
STEP INSIDE



This great property has seen significant investment and care from its current owners, resulting in a beautifully updated home. Recently revamped, it now boasts a stunning new kitchen and dining area with patio doors opening to the sizable rear garden, which features a lawn and mature trees.

The lounge has been decorated in modern tones, complemented by the added convenience of a downstairs WC.

Approximate Gross Internal Area
Main House = 82 Sq M/882 Sq Ft
Garage = 14 Sq M/151 Sq Ft
Total = 96 Sq M/1033 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 first floor has also been transformed and decorated with a creative twist. It includes a fully fitted modern bathroom with a separate shower.

This property combines stylish updates with practical features, making it an ideal family home.

STEP OUTSIDE



The property comes with a private driveway and a detached garage, offering ample parking and storage space.

The sizeable rear garden enjoys the afternoon sun and is primarily laid to lawn, with mature trees providing a degree of shade when needed. This outdoor space is perfect for family activities and relaxation.

INFORMATION

Postcode: NPI 6 7BE

Tenure: Freehold

Tax Band: C

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From Chepstow, take the A48 out of Chepstow passing Tesco on your right and continue over the bridge. Take the second exit signposted Sedbury. At the roundabout take the first exit left proceed passing all the shops and take the first left-hand road, proceed along this road to the very end and the property is on the left-hand side near the end of the cul-de-sac.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	83
England & Wales		EU Directive 2002/91/EC	

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