



# CHEPSTOW

Guide price **£310,000**





# 23 THE MARTINS

Tutshill, Chepstow, Gloucestershire NP16 7DP



Three-bed link detached house  
Garage and off-road parking  
No upper chain

This well-presented three-bedroomed link-detached house would make an ideal home for a first-time buyer and is situated in the popular area of Tutshill.

The accommodation comprises entrance hall, kitchen, living room, separate dining, three bedrooms, cloakroom and a family bathroom. Low maintenance enclosed gardens to front and rear.

There is ample parking and a garage, and the property is within walking distance or a short drive to Chepstow Town Centre and also the M48 Motorway network for onward commute to Bristol, London or Newport and Cardiff. There is also a regular bus service that runs to and from Chepstow and stops at the entrance to The Martins.





Guide price  
£310,000



## KEY FEATURES

- Three-bed link detached house
- Single attached garage
- Great opportunity to make it into a dream home
- Corner plot in cul-de-sac location
- Plantation shutters
- No upper chain



# STEP INSIDE



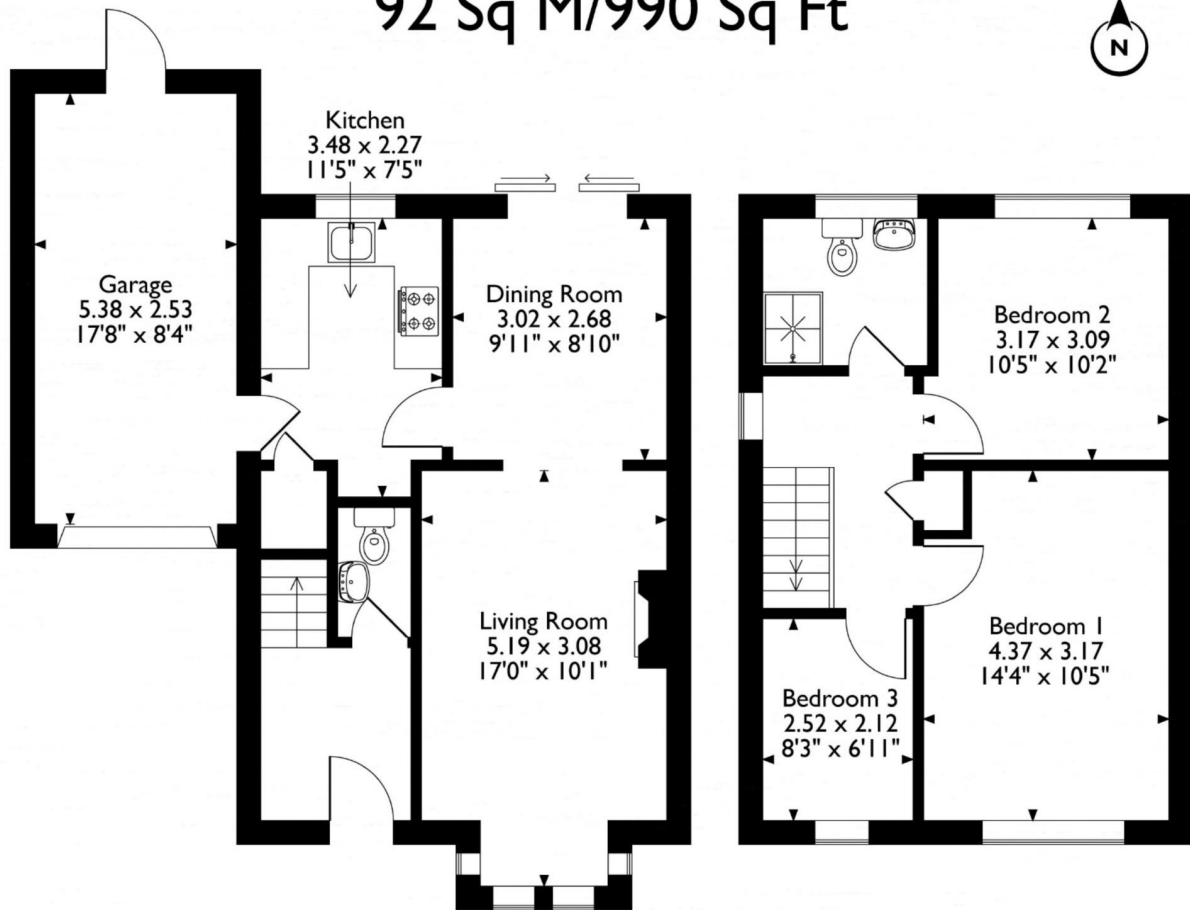
As you step inside, passing through the entrance hall, the heart of the home unfolds into a spacious open-plan living room featuring a brick fireplace with flame effect electric fire and looks over the small cul-de-sac and no through road, seamlessly integrating into the dining room.

This inviting space not only offers a cosy ambience for gatherings but also provides a picturesque view of the rear garden through patio doors, bringing the outdoors into the home.

There is ample space within the dining room for a table.

Then through to the kitchen, you will note the kitchen has a host of wall and floor units and ample worktop space, as well as a walk in storage cupboard providing extra storage space. With space and plumbing for your appliances. All are set in natural colours ready as a blank canvas to make into your taste and décor. From the kitchen there is also a door into the attached garage which has electricity, plumbing and space for a washing machine and tumble dryer.

## Approximate Gross Internal Area 92 Sq M/990 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.

On ascending to the first floor, you will be greeted firstly with a modern shower room that in recent years has been updated and modernised.

The principal bedroom and second room are of double size and the third could be utilised as an office, nursery or study depending on your requirements.

Back out to the landing, a useful airing cupboard can be found. This home offers many possibilities and will not be on the market for long.



# STEP OUTSIDE



The front garden of the property is attractively landscaped with a design featuring slate chippings for easy maintenance.

The rear garden also includes a grass area for added greenery and privacy with well-established mature shrubs and plants as well a patio area outside the rear patio doors.

There is a tarmacadam driveway approach leading to parking and a single attached garage, with power and light.

AGENTS NOTE: This sale is in relation to a member of the Archer & Co staff.

## INFORMATION

Postcode: NP16 7DP  
Tenure: Freehold  
Tax Band: C  
Heating: Gas  
Drainage: Mains  
EPC: C







## DIRECTIONS

From our Chepstow office proceed up the High Street and under the arch. Continue up Moor Street and at the T-Junction turn left onto the A48. Take the A48 out of Chepstow passing Tesco on your right and continue over the bridge. Take your first exit on the right signposted Sedbury. At the roundabout take the third exit and then the first turning on the right, into The Martins. Continue straight on the first left turning the property situated on the right.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		87
B (81-91)		
C (69-80)	73	
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	

30 High Street, Chepstow, NP16 5LJ  
 01291 626262  
 chepstow@archerandco.com  
 www.archerandco.com



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.