



CHEPSTOW

Guide price **£265,000**



11 SAMUEL RODGERS CRESCENT

Chepstow, Monmouthshire NP16 5GB



End terrace two bed property
Allocated parking
Close to local schooling and amenities

This wonderful two-bedroom end terrace has been beautifully decorated in modern tones, this property is ideal for first-time buyers or investors. The property comes with two allocated parking spaces, and great attention has been given to the rear garden, creating inviting seating areas and patio areas to enjoy outdoor life.

The property has the added benefit of being on the edge of the Welsh Coastal Path. Launched in 2012, the path is 870 miles long and covers the entire length of the country's coastline. Additionally, it encompasses the renowned Wye Valley, an area of outstanding natural beauty and protected landscape straddling the border between England and Wales. This region is celebrated as one of the most dramatic and scenic landscapes in Britain



Guide price
£265,000



KEY FEATURES

- End terrace two bed property
- Modern kitchen
- Landscaped garden with seating areas
- Easy access to motorway links
- Short distance to local amenities
- Principal bedroom with ensuite shower room



STEP INSIDE

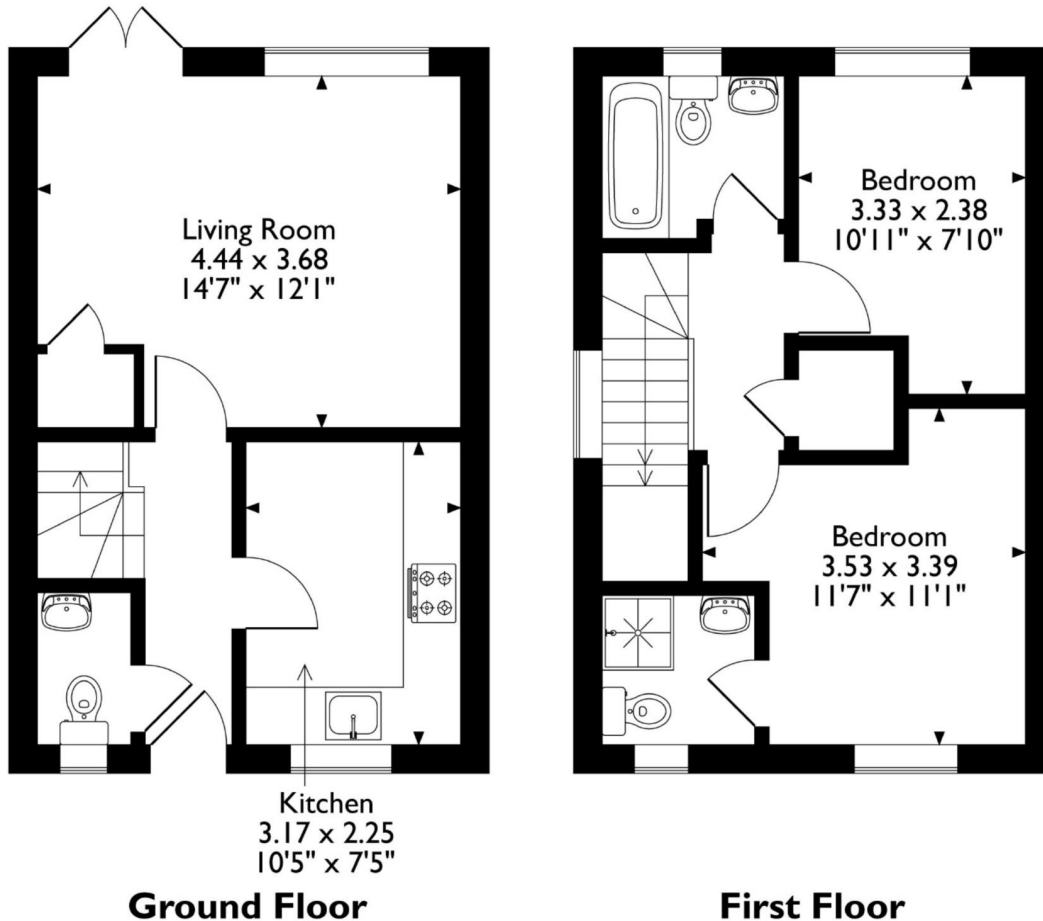


As you step through the front door, you will be greeted with a light and welcoming atmosphere.

The kitchen also includes a fitted oven and hob and, a window looking out towards the front elevation.

On the ground floor, there is a WC and a kitchen fitted with modern wall and base units that complement the decor.

Approximate Gross Internal Area 62 Sq M/668 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.

As you proceed to the lounge and dining area, located at the rear of the property, you'll enjoy a sense of privacy and a view of the gardens.

The principal bedroom benefits from an en-suite bathroom.

The property features a modern bathroom with a shower over the bath, and there are two double bedrooms.

STEP OUTSIDE



The garden has been landscaped and features several modern seating areas built within the tiered rear garden, providing a perfect outdoor entertaining space with additional areas for guests and families to enjoy.

This property has a side access via a gate and comes with allocated parking for two vehicles to the front.

INFORMATION

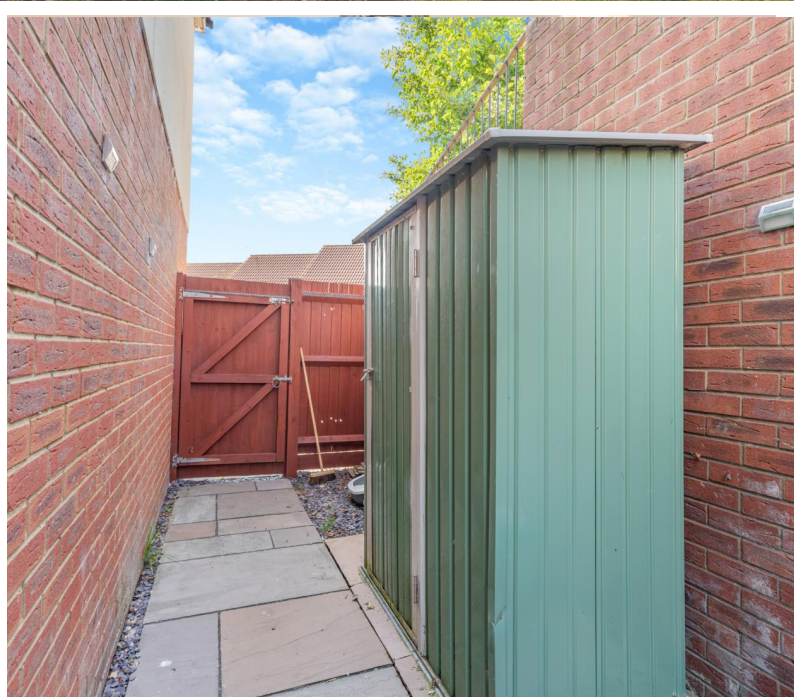
Postcode: NPI 6 5GB
Tenure: Freehold
Tax Band: D
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

From Chepstow proceed up Moor Street and turn right onto A48/Hardwick Hill. At the roundabout take the second exit onto the Link Road towards the Severn Bridge. At the next roundabout take the first exit signposted 'Thornwell'. At the next roundabout take the third exit with Tesco Express on your right-hand side, take the next turn right and then the second left into Samuel Rodgers Crescent and then turn left and the property then is on the right.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.