



CHEPSTOW

Guide price **£315,000**



47 GREEN STREET

Chepstow, Monmouthshire NP16 5DP



3-bed End-terrace property
Easy access to the town centre
Views towards the Severn estuary

Positioned high above this no through road in this ever-popular residential location of Garden City, 47 Green Street comprises a very well-presented, end-terrace property affording fantastic, and spacious accommodation to include a welcoming entrance hall, double aspect lounge with feature fireplace, open plan modern fitted kitchen/dining room with window with views towards the Severn estuary and a useful WC all to the ground floor, whilst there are three double bedrooms and a modern fitted family bathroom on the first floor. Chepstow is a vibrant town that beautifully blends its rich historical heritage with modern conveniences, making it a sought-after destination for both residents and visitors. The town is renowned for its lively atmosphere and strategic location, which enhances its appeal.

One of Chepstow's key attractions is the Chepstow Racecourse. This significant social hub hosts a diverse array of events, including thrilling horse racing and lively music concerts. These events not only draw crowds from across the region but also foster a strong sense of community, contributing to the town's dynamic and engaging atmosphere.

Whether you're drawn by the historical charm, the exciting local events, or the convenience of modern amenities, Chepstow offers a unique and enriching living experience.



Guide price
£315,000



KEY FEATURES

- End Terrace 3 Bedroom property
- Front & Rear Garden
- Easy access to transport links
- First-time buyers, professional couples & young families
- Beautifully presented



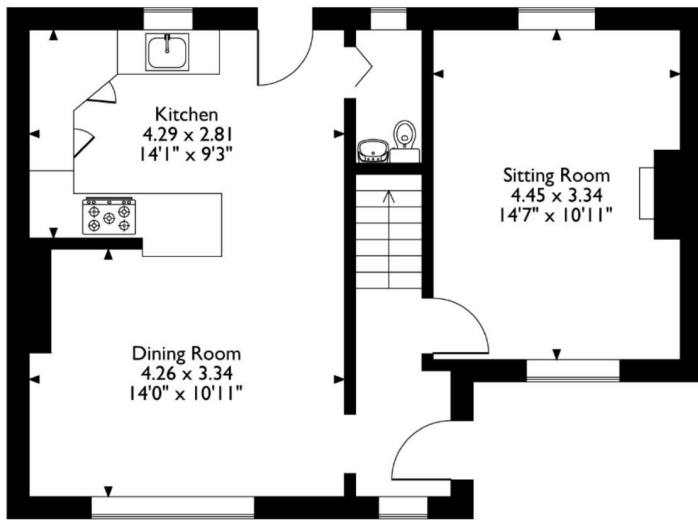
STEP INSIDE



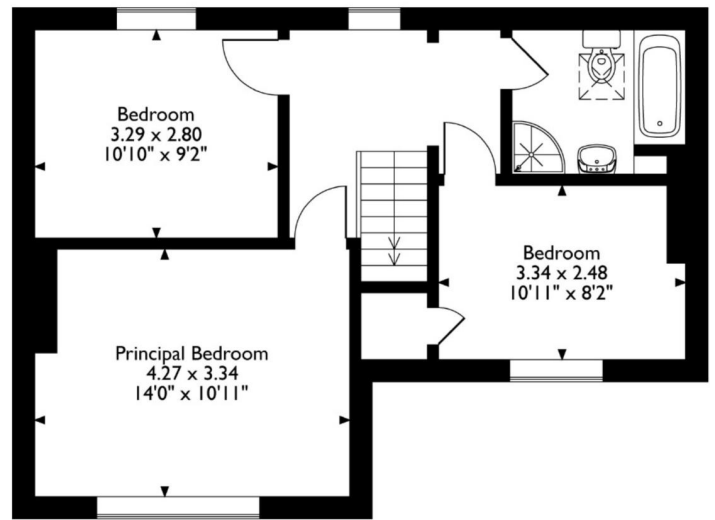
As you walk up the steps to this property, you'll first notice the sizable front garden, enclosed by high natural hedging that ensures plenty of privacy. The front door opens into a welcoming entrance hall. To the right, you'll find a light and bright reception room with windows overlooking both the rear and front gardens.

The kitchen area, which opens seamlessly into the dining area, is perfect for family meals and staying connected while cooking. It features a range of base and eye-level storage units in a stylish spearmint gloss finish. Integrated appliances include a double electric oven/grill, microwave, five-ring induction hob with a stainless-steel splashback, overhead extractor hood, dishwasher, and washer/dryer. There's also space for an under-counter fridge and freezer, as well as a handy pull-out larder unit. Tiled flooring enhances the modern look, and a window to the rear provides a garden view, with a door leading outside.

Approximate Gross Internal Area 97 Sq M/1044 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 stairs lead from the hall to the first floor, where there are three double bedrooms and a modern family bathroom.

STEP OUTSIDE



The property is accessed via a charming pedestrian pathway that leads to a gate entrance, opening onto a path that guides you to the front door and garden. There is also side access to the rear garden. The front garden is generously sized, predominantly laid to lawn, and is fully enclosed on three sides by a well-maintained mature hedge, ensuring ample privacy.

The rear garden is equally impressive and designed for ease of maintenance. It features a spacious patio area perfect for outdoor relaxation, with steps leading up to a tiered garden that includes a level lawn. Further solid steps ascend to a substantial decking area with a canopy, creating an ideal space for dining and entertaining throughout the year.

INFORMATION

Postcode: NPI 6 5DP

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

From our Chepstow office, head up the High Street through the town arch onto Moor Street. At the main road junction, turn left and then take the first right into Garden City Way. Continue around the left-hand bend in the road, then turn left into Green Street, a no-through road. Follow the numbering, and you will find the property on the left, halfway down the road.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(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.