



CHEPSTOW

Guide price **£335,000**



7 ST. KINGSMARK AVENUE

Chepstow, Monmouthshire NP16 5LY



3 bed Semi Detached property
Situated close to the town centre
Plenty of off-road parking

This charming three-bedroom semi-detached home is ideally situated for easy access to both primary and secondary schools, all within walking distance. The property boasts a generously sized front and secure rear garden, as well as ample off-road parking, making it perfect for families. With its convenient location and welcoming layout, this home offers a perfect blend of comfort and practicality.

Conveniently close to the town centre, the property benefits from a variety of local amenities, including shops, cafés, bars, and restaurants, as well as nearby junior and comprehensive schools. Excellent transport links are within easy reach, with bus, road, and rail services connecting to the A48, M48, and M4 motorway networks, making Newport, Cardiff, and Bristol easily accessible for commuters.



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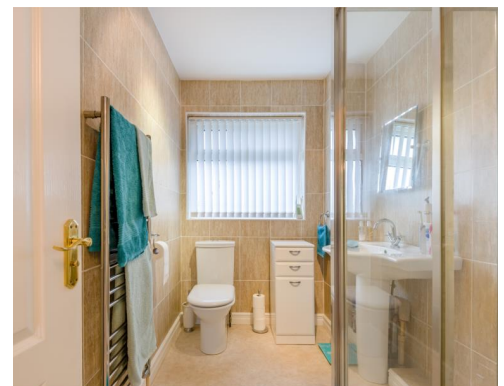


KEY FEATURES

- Semi Detached property
- Beautifully presented
- Situated close to primary and secondary schools
- Reception room with wood burner
- Secure and enclosed rear garden
- Three bedrooms



STEP INSIDE



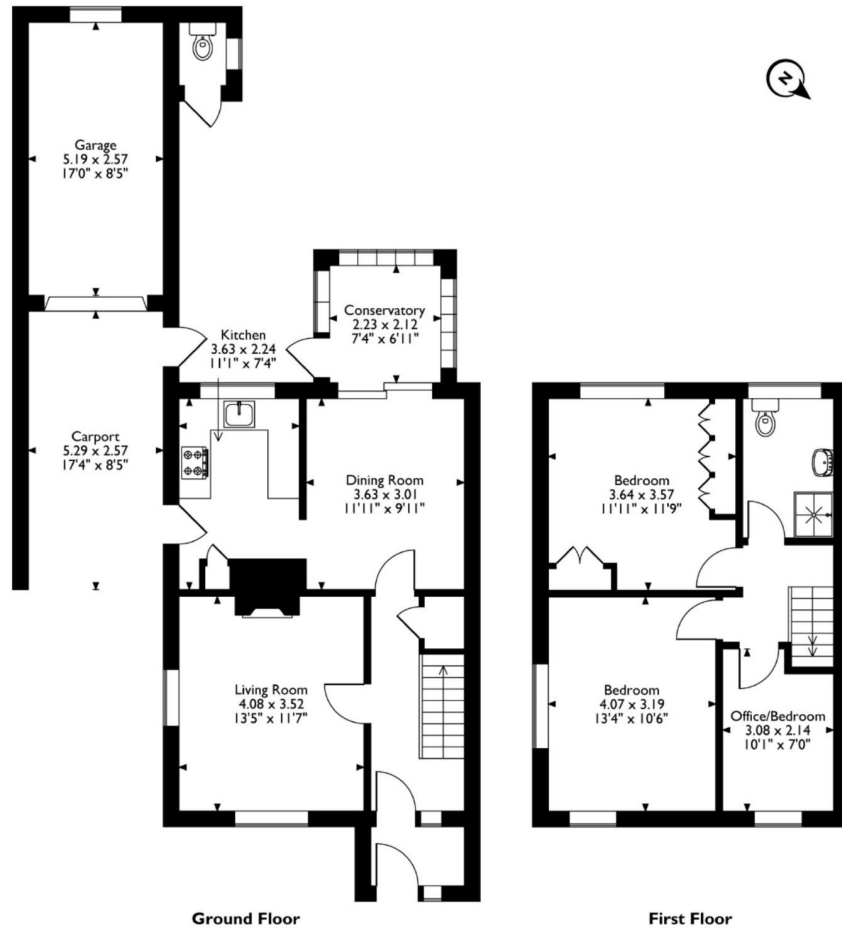
The property exudes a welcoming ambience, starting with light and fresh hallway, just beyond the useful entrance porch.

The lounge offers views of the open aspect toward the street, with the two large windows, creating a spacious and airy atmosphere, further enhanced by a charming feature wood burner.

The modern kitchen is fitted with wall and base units, providing ample work surface and having stainless steel fitted hob and oven, and boasts a large window overlooking the rear garden.

A separate dining room with French doors allows for easy access to the conservatory and then outdoor living, perfect for family meals or entertaining or a quiet place to sit and read.

Approximate Gross Internal Area
 Main House = 93 Sq M/1001 Sq Ft
 Garage/WC = 14 Sq M/151 Sq Ft
 Total = 107 Sq M/1152 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.

Ascending to the first floor, a spacious landing leads to the principal bedroom, which is positioned at the front of the property. This room benefits from abundant natural light through its two windows, contributing to its airy and open feel.

The fully tiled bathroom features a contemporary double walk-in shower, while two additional bedrooms complete the first-floor layout, offering versatile spaces to suit various family needs.

STEP OUTSIDE



The front of the property at St. Kingsmark Avenue, Chepstow, boasts an off-road parking area and car port capable of accommodating several vehicles.

The secure rear garden is ideally positioned to capture the afternoon sun, making it a perfect spot for relaxation or outdoor entertaining on the patio.

In addition to the garage, there is a useful outside WC for added convenience. The garden itself is primarily laid to lawn, with a dedicated vegetable area, all enclosed to provide a private, secure, and pleasant outdoor setting.

AGENTS NOTE:

There is a small piece of ground to the rear of the garden that is not registered within the current title.

INFORMATION

Postcode: NP16 5LY

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: TBC





DIRECTIONS

From our Chepstow office proceed through the Town arch and turn right into Welsh Street. Continue along this road, passing the turning for the Leisure Centre and Chepstow Senior School. Turn left into Kingsmark Lane and take the first left into St Kingsmark Avenue. The property can be found on the right-hand side just after the first right hand turning.



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