



TUTSHILL, CHEPSTOW

Guide price **£395,000**



ARCHER & Co

2A SEVERN AVENUE

Tutshill, Chepstow, Gloucestershire NP16 7EF



3 bed detached bungalow
Situated in the sought-after location of Tutshill
No upper chain

This charming three-bedroom detached bungalow is situated on the desirable Severn Avenue. Located in the village of Tutshill is within the parish of Tidenham and is located on the eastern bank of the River Wye on the edge of Chepstow. The name derives from the ruined 'tut' a local term for a watchtower, which overlooked the River Wye and its ancient crossing point.

The historic market town of Chepstow offers local shopping facilities including both national stores and local boutiques as well as a leisure centre, bars, and restaurants. The area also offered wonderful footpaths across the Wye Valley and the nearby Offa's Dyke path. Whilst perfect for those looking to downsize, this bungalow also benefits from being within excellent distance of Bristol, Cardiff and Newport and is just 3 miles from Junction 2 of the M48 Motorway.



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KEY FEATURES

- Three Bedroom detached bungalow
- Sought after location of Tutshill
- Off-road parking.
- 2 reception rooms & principal bedroom with en-suite
- Level and enclosed rear garden
- No upper chain.



STEP INSIDE



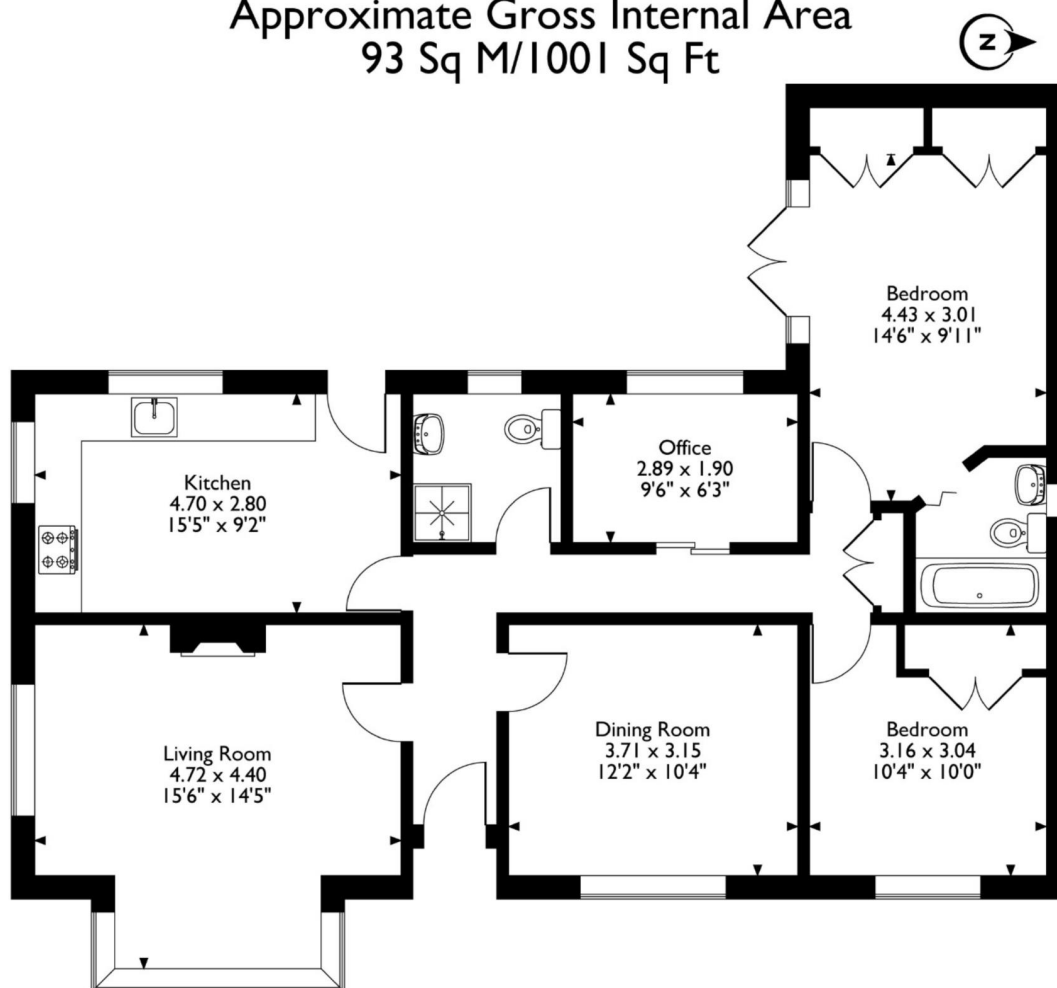
This single-level living design adds to the allure of this property, enhancing its appeal for individuals and families of all ages. The flexibility in accommodation makes the residence well-suited to various lifestyle preferences and needs.

Whether for convenience, accessibility, or a preference for a layout without stairs, the single-level living aspect contributes to the property's adaptability and broadens its attractiveness to a diverse range of any potential buyers.

This well-maintained three bed detached bungalow is situated in an established and sought-after area, of Tutshill providing convenience to local amenities, including Tutshill Primary School, a butchers/delicatessen, Doctors surgery, a convenience store and toast of Tutshill.

The spacious reception hall creates a welcoming atmosphere for residents and guests alike.

Approximate Gross Internal Area 93 Sq M/1001 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.

The sitting room serves as a cosy focal point, featuring a charming fireplace and large windows overlooking the front aspect, filling the space with warmth and natural morning light.

The well-appointed kitchen/breakfast room includes quality floor and wall units, providing ample storage and views of the rear secure garden.

The home boasts three bedrooms, offering ample space for family members or guests. The principal bedroom is particularly noteworthy, boasting fully fitted wardrobes and a large window that floods the room with natural light while offering views to the rear of the property. This room also benefits from an en-suite bathroom. Additionally, a family bathroom equipped with a shower completes the accommodation,

STEP OUTSIDE



The good-sized rear garden is predominantly laid to lawn, offering ample space for various outdoor activities. A paved patio at the rear of the property provides an ideal setting for al-fresco dining and entertaining.

The property is approached via a drive and path providing easy access and ample level parking. The front garden has been laid to lawn and is well established with mature shrubs and plants. This practical addition adds convenience to the overall outdoor amenities in a close-knit neighbourhood.

INFORMATION

Postcode: NP16 7EF

Tenure: Freehold

Tax Band: C

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

Leaving Chepstow on the A48 towards Gloucester proceed over the bridge over the River Wye, turn left onto the B4228 signposted towards Tutshill. Take the second turning left onto Bigstone Meadow and continue to the end. At the junction, turn left onto Sedbury Lane and then right onto Severn Avenue. Number 2A is on the right-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		81
B (81-91)		
C (69-80)		
D (55-68)	59	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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