



CHEPSTOW

Guide price **£275,000**



ARCHER & Co

7 BAILEY BRIDGE DRIVE

Chepstow, Monmouthshire NP16 5UR



2 bed new build
Ensuite to the principal bedroom
Remainder builder warrantee

Introducing this stunning 2-bedroom new-build apartment, offering modern living at its finest. This property features an integral garage and a driveway, providing convenient parking and additional storage options.

Step inside to find a beautifully designed open-plan kitchen and dining area, perfect for entertaining or enjoying family meals. The contemporary layout maximises space and functionality, creating a warm and inviting atmosphere.

The principal bedroom boasts the added luxury of an en-suite bathroom, ensuring privacy and comfort. With a second well-sized bedroom and stylish family bathroom, this apartment is ideal for first-time buyers, small families, or those looking to downsize.

Situated in a highly desirable location in the heart of Chepstow, this property in the sought-after Brunel Quarter development offers a prime position just a short stroll from the railway station, local supermarkets, the town center, and the bus station making it an ideal choice for commuters and families alike.

Chepstow is a charming market town boasting a wide range of facilities just a stone's throw away. Commuting is a breeze, thanks to excellent bus and rail connections, along with convenient access to major road and motorway networks that connect you to larger towns and cities.

Just steps from your doorstep, you'll find Offa's Dyke National Trail, which leads you to the picturesque banks of the River Severn estuary. Here, you can immerse yourself in the breathtaking panoramic views, providing an inspiring backdrop that invites you to explore and enjoy nature again and again. This blend of convenience and natural beauty makes this location remarkable!



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KEY FEATURES

- 2-bedroom new build coach house
- Modern kitchen with integrated appliances
- Walking distance to Chepstow town centre
- Remainder builder warranty
- Principal bedroom with ensuite
- Rear garden with patio area



STEP INSIDE

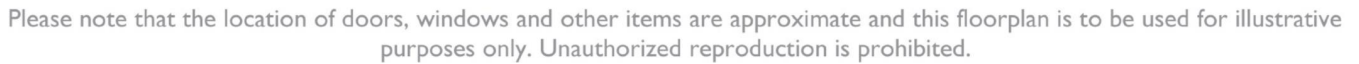


As you step inside, you'll immediately notice the unique features that set this coach house apart from typical apartments.

One of the standout aspects is the internal access to the centre garage, providing both convenience and security.

Additionally, the internal door grants easy access to the lovely rear garden, a rare find in most coach houses.

On the first floor, you'll discover a spacious open-plan kitchen and dining area, perfect for both everyday living and entertaining guests.



This thoughtful layout maximises space and functionality, making it an ideal choice for those seeking a comfortable, stylish starter home.

This home features two well-sized bedrooms, including a principal bedroom with the added luxury of an en-suite shower.

STEP OUTSIDE



As you step outside through the integral centre garage, you'll find a sizable outdoor space that includes both a grassed area and a patio, perfect for enjoying the fresh air. This inviting backyard is ideal for outdoor gatherings, barbecues, or simply relaxing in the sunshine. Whether you're looking to create a vibrant garden oasis or a tranquil retreat, this versatile space offers plenty of room for creativity and enjoyment. It's a fantastic feature for a coach house, providing you with your very own slice of outdoor living.

AGENT'S NOTE:

The vendors advise that they own all three garages located below.

One garage is used in connection with the property being sold, while the remaining two are leased to neighbouring properties on 999-year leases commencing 1st January 2020. Each leaseholder contributes one-third of the building insurance cost. The leases contain restrictions, permitting use only for vehicle parking or storage, and prohibiting noise, business use, or other disturbances.

INFORMATION

Postcode: NP16 5UR

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: B





DIRECTIONS

On leaving Chepstow on the A48 towards Lydney, when you come to the first set of traffic lights at the Tesco turning turn right. Take the second turning left proceed under the railway bridge and then take the second turning on the right signed posted Bailey Bridge Drive carry along this road, and the property will be on the left-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		95
A (92-100)		
B (81-91)	82	
C (69-80)		
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		

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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.