



# TUTSHILL, CHEPSTOW

Guide price **£285,000**



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# 48 THE MARTINS

Tutshill, Chepstow, Gloucestershire NP16 7DP



Lovely example of a 3-bed end terrace property  
Private rear garden with mature hedging and a lawned area with a summer house  
Walking distance to local shops and schools

This beautifully converted end terrace offers spacious living across three storeys, effectively transforming a traditional 2-bedroom layout into a generous 3-bedroom home. Situated at the end of a peaceful no-through road, the property provides ample parking space and a sense of privacy. The private rear garden adds to the appeal, perfect for outdoor relaxing or entertaining. An excellent opportunity for those seeking a versatile and well-located family home.

The home is ideally situated within walking distance or a short drive to Chepstow Town Centre, offering a range of amenities, shopping, and dining options. Commuters will appreciate the proximity to the M48 Motorway network, facilitating straightforward journeys to Bristol, London, Newport, and Cardiff. Additionally, a regular bus service operates to and from Chepstow, with stops conveniently located at the entrance to The Martins, ensuring excellent public transport links.





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£285,000



### KEY FEATURES

- 3-bed end terrace property
- Situated in a Popular estate close to secondary and primary local schools
- Parking for vehicles in the front
- Modern family kitchen





# STEP INSIDE

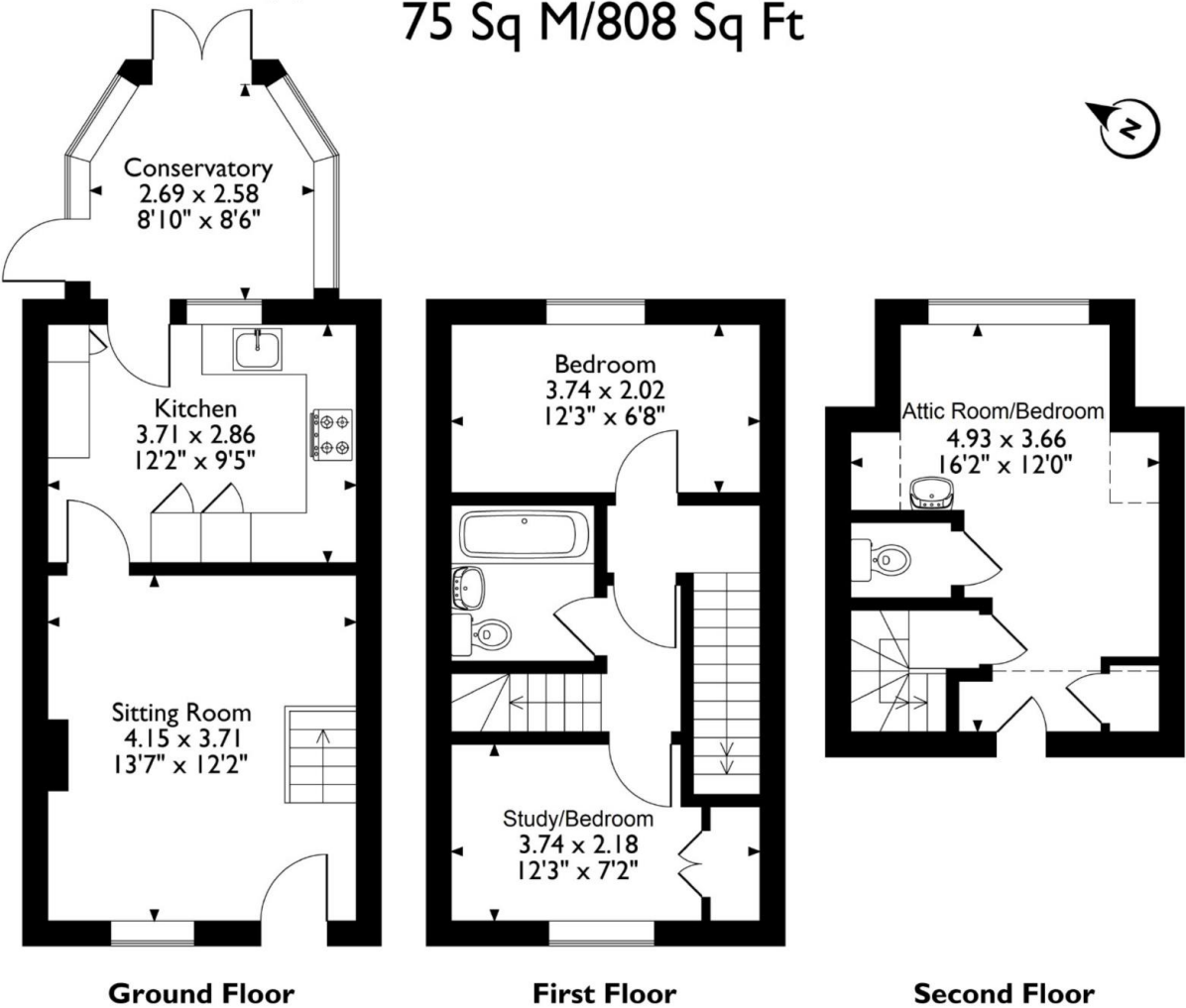


Upon entering, you'll be welcomed into a spacious and inviting lounge, featuring stairs to the first floor. The modern interior boasts oak wood flooring and a charming feature fireplace, creating a warm and comfortable atmosphere.

The kitchen is located at the rear of the home, providing easy access to a sizable conservatory.

From the conservatory, a small wooden bridge leads out to the garden, enhancing the outdoor living experience.

Approximate Gross Internal Area  
75 Sq M/808 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 ascend to the first floor, you'll notice the thoughtful reconfiguration of the layout, which has been adapted to maximise space, including the additional third bedroom created through the conversion of the loft.

This clever redesign offers versatile living areas and additional accommodation options for any growing family.



# STEP OUTSIDE



The garden is a most pleasant and private outdoor space, featuring mature hedging that provides privacy and tranquillity. Situated at the end of the terrace, it includes a lawn area and a patio - perfect for outdoor relaxing, dining, and entertaining. The property also benefits from private off-road parking to the front.

## INFORMATION

Postcode: NP16 7DP  
Tenure: Freehold  
Tax Band: B  
Heating: Gas  
Drainage: Mains  
EPC: TBC








## DIRECTIONS

From our Chepstow office proceed up the High Street and under the arch. Continue up Moor Street and at the T-Junction turn left onto the A48. Take the A48 out of Chepstow, passing Tesco on your right and continue over the bridge. Take your first exit on the right, signposted Sedbury. At the roundabout, take the third exit and then the first turning on the right, into The Martins. Continue straight, property situated on the right at the far end of the development.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		70	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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



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