



# BULWARK, CHEPSTOW

Guide price **£235,000**



ARCHER & Co

# 18 OAK CLOSE

Bulwark, Chepstow, Monmouthshire NP16 5RL



2 bed modern property  
Rear garden  
Off road parking for vehicles

A 2-bedroom, single-level living property, you quickly appreciate its spaciousness, with rooms that lend themselves to various uses. Currently, the garage is utilised as a gym, but it offers potential for other configurations. The property has been lovingly cared for and features a modern kitchen and a modern bathroom. Additionally, the conservatory overlooks the rear garden, which includes a patio and a gravelled area with AstroTurf for low-maintenance, as well as rear access.

Chepstow is a welcoming town that is steeped in history and serves as the gateway to Wales. Known for its stunning architecture and rich heritage, Chepstow boasts a number of historical landmarks, including the impressive Chepstow Castle, which dates back to the 11th century and offers breathtaking views of the Wye River.

The town features a vibrant high street with a variety of shops, cafes, and restaurants, making it a great place for both locals and visitors. Additionally, Chepstow is surrounded by beautiful countryside, providing ample opportunities for outdoor activities such as walking, cycling, and exploring the breathtaking scenery of the Wye Valley.

Chepstow also hosts a range of cultural events and festivals throughout the year, adding to its charm and community spirit. With its rich history, stunning landscapes, and friendly atmosphere, Chepstow is a desirable place to live or visit.



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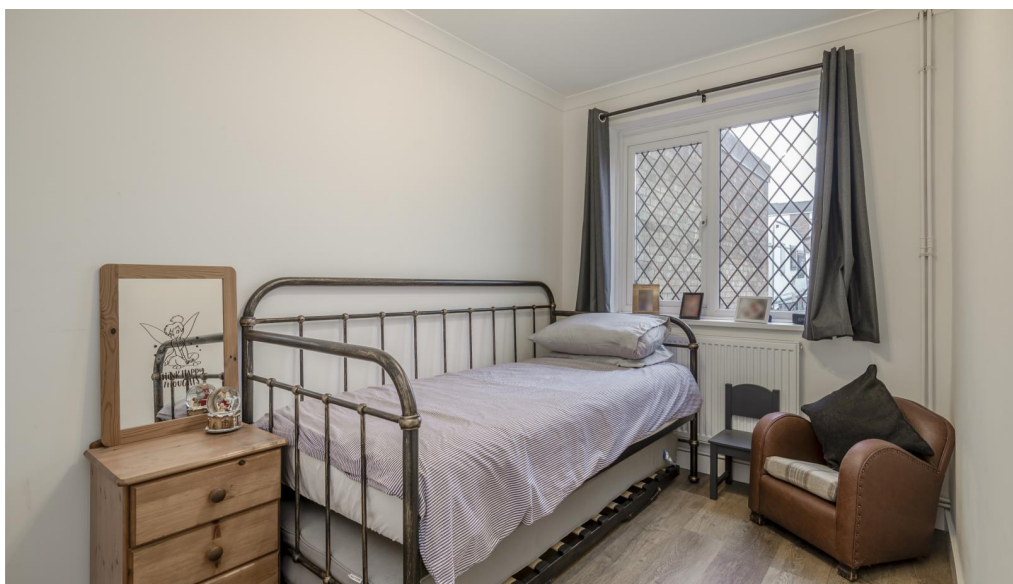


### KEY FEATURES

- 2-bed terraced bungalow
- Conservatory overlooking the rear garden
- Off-road parking
- Easy access to major road links
- Modern fitted kitchen



# STEP INSIDE

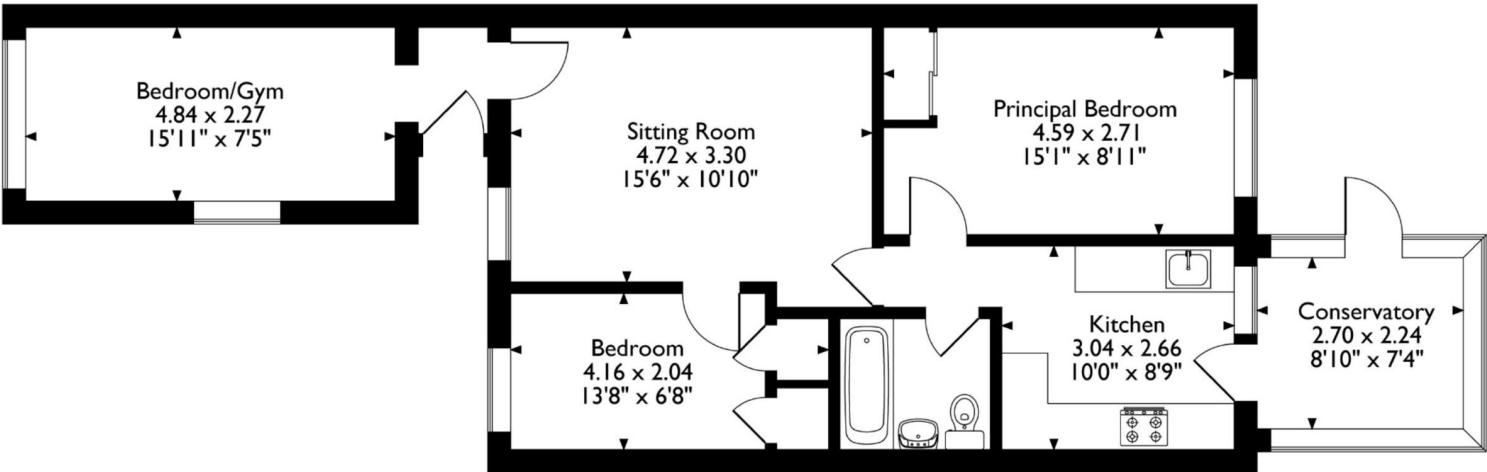


As you enter the property through the modern UPVC front door, you arrive in the inner hallway, providing access to various areas.

To the left is currently used as a gym. To the right, the lounge features a soft white palette, creating a clean and crisp atmosphere, complemented by click lvt vinyl flooring.

Approximate Gross Internal Area

72 Sq M/775 Sq Ft



Ground 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 second bedroom, accessible from both the lounge and kitchen, offers versatility as an additional hobby room or study.

The modern kitchen boasts coloured units, white worktops, and access to the conservatory - an added bonus.
- The principal bedroom includes fitted wardrobes.

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# STEP OUTSIDE



The property has parking available at the front, with a paved area directly outside the front door, providing easy access from the car to the entrance. To the rear, there is an additional paved area that creates a perfect seating space to enjoy the afternoon sun. The garden features AstroTurf and gravel, all within a secure garden, with access out through a pedestrian gate leading to a public pathway.

#### AGENTS NOTE:

The title is currently with the land registry to be registered.

## INFORMATION

Postcode: NP16 5RL

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D





## DIRECTIONS

Proceed from Chepstow town centre to the main roundabout located at the top of the town. Take the first exit into Fairview and at the junction turn right and immediately left into Maple Avenue. Proceed along Maple Avenue turning in to Oak close and the property is on the right as you turn in to the close.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		84
B (81-91)		
C (69-80)		
D (55-68)	64	
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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