

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 7 Aubrey Close

Brunel Quarter, Chepstow, NP16 5UN

£309,950



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Beautifully presented 3-bedroom semi-detached home on the sought-after Brunel Quarter development in Chepstow. Features include an upgraded kitchen with integrated appliances, built-in wardrobes, and en-suite to the main bedroom. Certificate granted for a potential garden office/gym with base already installed. Garden and tandem parking for two cars. Walking distance to Chepstow town centre.



## Description

Aubrey Close is a beautifully presented semi-detached home, located on the highly sought-after Brunel Quarter development, just a short walk from the bustling market town of Chepstow. The current owners have lived in the property for approximately four years and have invested in numerous upgrades provided by the builders, Barratt Homes. These enhancements include fully integrated kitchen appliances, built-in wardrobes in bedrooms one and two, and full-height tiling in both the en-suite and main bathroom, plus an EV charging point.

In addition, the owners have secured a Certificate of Lawful Development for a potential home office, gym, or garden room in the rear garden. The concrete base has already been installed, making it easy to complete this extra space should you wish to do so.

The ground floor comprises an inviting entrance hall, a spacious living room, and a modern open-plan kitchen/dining area with French doors leading out to the rear garden. Upstairs, there are three well-proportioned bedrooms, including a main bedroom with en-suite shower room and a family bathroom.

Externally, the property benefits from a rear garden and tandem parking for two vehicles.

Located just a short distance from the town centre, all the amenities and attractions of a bustling town are easily accessible by foot. Chepstow Castle, the oldest surviving post-Roman stone fortress in Britain, is a prominent landmark in the area. Chepstow is often referred to as the gateway to the stunning Wye Valley, renowned for its outstanding natural beauty. Outdoor enthusiasts will find plenty of activities nearby, including hiking trails and the picturesque Forest of Dean. The town boasts a variety of cafes, bars, bistros, and restaurants, as well as charming independent shops. Families will appreciate the proximity to good junior and comprehensive schools, while commuters will benefit from excellent transportation links via bus and rail. The A48, M4, M48, and M5 networks provide easy access to neighbouring cities such as Newport, Cardiff, Bristol, Gloucester, and Cheltenham for those who work in these areas.

## Reception Hall

Approached via a composite panelled door with double glazed insert. Good quality wood effect flooring. Panelled radiator. Stairs to first floor landing. Door to ground floor W.C. door to living room.

## Ground Floor W.C.

Corner pedestal wash hand basin with chrome mixer tap and tile splash back. Low level W.C. Extractor fan. Good quality wood effect flooring. Panelled radiator.

## Living Room 16'01 max x 11'09 max

Panelled radiator. UPVC double glazed windows to front and side elevations. Door kitchen dining room.

## Kitchen Dining Room 14'11 x 10'04 (4.55m x 3.15m)

The kitchen area is fitted with a matching range of high gloss contemporary base and eye level storage units. Work surface with complimentary up stands. Single drainer stainless steel sink and mixer tap set into work surface. Built in fan assisted electric oven. Four ring electric hob set into work surface with glass splash back and stainless steel extractor hood and lighting over. Integrated fridge freezer. Integrated slimline dishwasher. Integrated washing machine. Understairs storage cupboard. Good quality wood effect flooring throughout. Panelled radiator. Cupboard housing wall mounted gas combination boiler. UPVC double glazed window to rear elevation. UPVC double glazed French doors to rear garden.

## First Floor Stairs and Landing

Access to loft inspection point. Useful storage cupboard. Panelled radiator. Doors off.

## Bedroom One 11'07 x 8'05

Built in and fitted wardrobes. Panelled radiator. UPVC double glazed window to front elevation. Door to en-suite shower room.

## En-Suite Shower Room

Low level W.C. Pedestal wash hand basin with chrome mixer tap and tile splash back. Shaver point. Step in enclosure with mains fed shower. Full tiling to walls. Chrome towel radiator. Extractor fan. Opaque UPVC double glazed window to side elevation.

## Bedroom Two 10'01 x 8'05

Fitted wardrobes. Panelled radiator. UPVC double glazed window to rear elevation.

## Bedroom Three 8'08 x 6'03

Panelled radiator. UPVC double glazed window to front elevation.

## Bathroom

Modern white suite to include low level W.C. pedestal wash hand basin with chrome mixer tap and tile splash back. Bath with chrome mixer tap and mains fed shower over. Tile effect flooring. Full tiling to walls. Panelled radiator. Extractor fan. Opaque UPVC double glazed window to rear elevation.

## Garden

The rear garden benefits from an outside tap and sensor security lighting. There is a full width seating area for alfresco dining during the warmer months and well maintained lawn. As previously mentioned, there is a concrete base ready for home office/gym/studio etc. Fence to boundary and gate and footpath to the side elevation giving access to the front of the property.

## Parking

Tandem parking for two vehicles.

## Material Information

Council Tax Band - E

Tenure - Freehold

When the development is finished there will be a service charge, the cost of which has not yet. The current owners have been informed that this will be approximately £300 per year.

We are informed the property is of standard construction.

Mains electricity. Mains gas. Mains water. Mains drainage. EV charging point.

Broadband and mobile coverage.

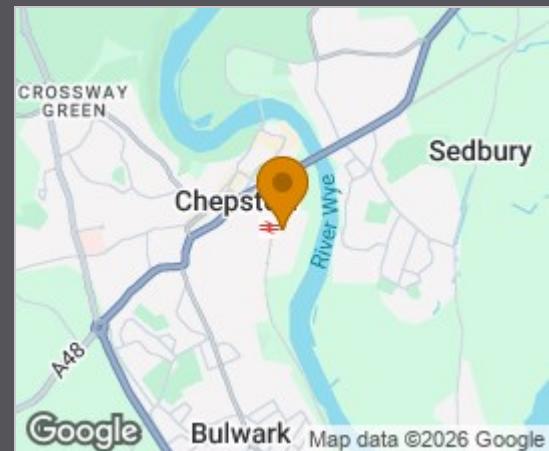
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## Area Map



## Floor Plans



## Energy Efficiency Graph

