

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 77 Maple Avenue

Bulwark, Chepstow, NP16 5RT

No onward chain £279,950



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## Description

From the moment you step inside, this home has a cosy and inviting atmosphere. The entrance hall flows seamlessly into the open plan living and dining area, with the kitchen and a conservatory just off the dining space. Upstairs, you will find three bedrooms and a contemporary bathroom. Outside, the property boasts beautifully landscaped mature gardens, with a private rear garden providing a peaceful retreat. Additionally, there is a garage and driveway just a short walk away from the property.

Conveniently located within close proximity to local amenities and junior schools, with the town of Chepstow also nearby, offering a wider range of facilities. For commuters, there are excellent bus and rail links, as well as convenient access to motorway networks, providing easy access to larger towns and cities.

## Reception Hall

Approached via UPVC double glazed and panelled door. Tiled floor. Dado rail. Stairs to first floor landing. Door to living room.

## Living Room

14'03 max to include staircase x 10'09 (4.34m max to include staircase x 3.28m)

Wooden flooring. Panelled radiator. UPVC double glazed box bay window to front elevation. Open to dining room.

## Dining Room

11'02 x 7'05 (3.40m x 2.26m)

Continuation of wooden flooring. Panelled radiator. Wooden glazed doors to conservatory. Door to Kitchen.

## Kitchen

10'11 x 6'07 (3.33m x 2.01m)

Fitted with a matching range of base and eye level storage units all with granite effect work surfaces and painted panelling splash backs. Ceramic sink and mixer tap set into work surface. Free standing gas cooker to remain with filter unit and light over. Integrated fridge and freezer. Plumbing and space for automatic washing machine. Wooden flooring. Panelled radiator. UPVC double glazed window to rear elevation.

## Conservatory

9'07 x 7'06 (2.92m x 2.29m)

Walled and UPVC double glazed conservatory. Tiled floor. Power point. UPVC double glazed french doors to rear garden.

## First Floor Stairs and Landing

Access to loft inspection point. Panelled radiator. Cupboard housing wall mounted gas combination boiler. Doors off.

## Bedroom One

12' x 8'09 (3.66m x 2.67m)

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

## Bedroom Two

11'01 x 8'02 (3.38m x 2.49m)

Panelled radiator. UPVC double glazed window to front elevation.

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### Bedroom Three

7'01 x 5'11 (2.16m x 1.80m)

Panelled radiator. UPVC double glazed window to front elevation.

### Bathroom

Modern white suite with low level dual push button flush W.C. Wash hand basin and chrome mixer tap set over vanity storage unit. Bath with mixer tap and shower attachment over. Part tiling to walls. Wood effect flooring. Chrome towel radiator. Extractor fan.

### Garden

Well maintained, mature gardens to both the front and rear elevations. To the front, level lawn, stocked beds and patio area. Mature hedge to boundary. To the rear, full width paved seating area accessed from the conservatory. level lawn and further seating area to the rear of the garden. Summerhouse to remain. Mixture of mature hedge and fence to boundary.

### Garage & Parking

Garage with up and over door parking to front elevation situated a short distance away from the property.

### Material Information

Council Tax Band - D

Tenure - Freehold

Mains gas. Mains electricity. Mains water. Mains drainage.

We are informed the property is standard construction.

Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.org.uk/>



## Road Map



## Hybrid Map



## Terrain Map



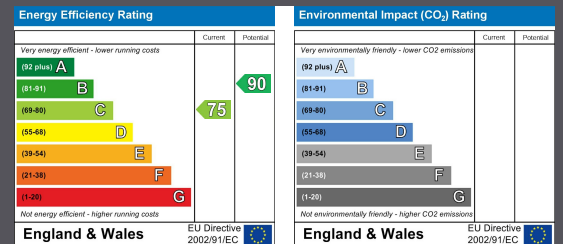
## Floor Plan



## Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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