

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 14 Valentine Lane

Thornwell, Chepstow, NP16 5TH

No onward chain £239,950



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## Description

Beautifully presented mid-terrace home with garage and parking, located in a highly sought-after area.

The ground floor comprises a welcoming reception hall with built-in storage, stylish contemporary kitchen and a spacious living/dining room with french doors leading to a sunny, landscaped rear garden, perfect for relaxing or entertaining.

Upstairs, the property offers two bedrooms, both with built-in wardrobes, and a modern family bathroom.

Additional benefits include gas central heating via a combination boiler, UPVC double glazing throughout and the remainder of the warranty for added peace of mind.

Outside, you'll find a beautifully landscaped garden, a garage, and off-road parking.

Local amenities can be found nearby and the property is situated close to the the market town of Chepstow with its abundant range of facilities. There are plenty of shops, bars, cafes and restaurants as well as good junior and comprehensive schools in the area. Chepstow is know as the gateway to the Wye Valley, itself a designated area of outstanding natural beauty. For those that enjoy the outdoors, there are many walks in the area including the Wye Valley Walk, which starts a short distance away at Chepstow leisure Centre and Wales coastal footpath which starts in Chepstow and follows the coastline all the way to North Wales.

For the commuter, there are excellent road networks to include the M48 Severn Bridge crossing to England, which is minutes away plus bus and rail links to be found in Chepstow. All of which bring Newport, Cardiff, Bristol, Gloucester and Cheltenham within commuting distance.

## Reception Hall

Approached via opaque UPVC doubled glazed and panelled door. Under stairs storage. Wood effect flooring. Panelled radiator. Stairs to first floor landing. Doors off.

## Kitchen

9'07 x 6'03 (2.92m x 1.91m)

Inset spotlighting to plain ceiling. Fitted with a matching range of high gloss contemporary base and eye level storage units. Granite effect work surfaces and complimentary up stands. Single drainer stainless steel sink and mixer set into work surfaces. Built in fan assisted electric oven. Four ring gas hob set into work surface with glass splash back. Extractor hood and lighting over. Space for fridge freezer. Wall mounted gas fired combination boiler.

## Living/Dining Room

12'08 x 12'07 (3.86m x 3.84m)

Coving. Feature fireplace with warm air electric heater. Panelled radiator. UPVC double glazed French doors to rear landscaped garden.

## First Floor Stairs and Landing

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

## Bedroom One

11'01 x 9'04 (3.38m x 2.84m)

Built in wardrobe. Panelled radiator. UPVC double glazed window to front elevation.

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### BedroomTwo

8'02 x 7'10 (2.49m x 2.39m)

Built in wardrobe. Panelled radiator. UPVC double glazed window to rear elevation.

### Bathroom

Modern white suite to include a low level W.C. with dual push button flush. Pedestal wash hand basin with mirror cabinet over. Bath with chrome mixer tap mains fed shower and glazed screen over. Wood effect flooring. Extractor fan. Panelled radiator. Opaque UPVC double glazed window to rear elevation.

### Garden

To the front loose chippings for ease of maintenance. To the rear, the garden has been attractively landscaped to be as low maintenance as possible. Full width patio area, with the remainder to loose stone chipping for ease of maintenance. Raised stocked beds and borders. Fence to boundary. Footpath and gate giving pedestrian access.

### Garage and Parking

Garage is leasehold - 999 years from 1991.

Garage with up and over door. Parking to front elevation.

### Material Information

Tenure - Freehold

Garage Tenure - Leasehold - 999 years from 1991.

Council Tax Band - C

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

We are informed the property is of 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



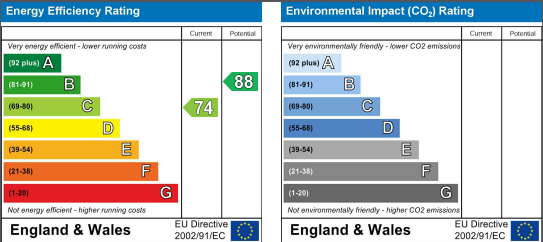
Floor Plan



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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