

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 13 St. Tewdrics Road

Bulwark, Chepstow, NP16 5JJ

No onward chain £234,950



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## Description

Offered to the market with no onward chain, this spacious bay-fronted three bedroom property presents an exciting opportunity for buyers seeking a renovation project with huge potential.

Retaining a number of original features including attractive quarry tiled flooring to the reception hall and kitchen, the property offers generous accommodation throughout and provides the perfect canvas to create a stunning family home tailored to individual tastes and requirements.

The ground floor briefly comprises a welcoming entrance hall, kitchen, separate dining room and a bright bay-fronted living room. To the rear of the property is an additional hallway area with WC and useful storage space, offering excellent potential to be reconfigured into additional living accommodation such as a home office, utility room or garden room, subject to any necessary consents.

To the first floor is a spacious landing leading to a generous bay-fronted principal bedroom, two further well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from front garden space with potential to create off-road parking, subject to the necessary approvals, together with a good-sized sunny rear garden offering further scope to extend if desired, subject to planning and building regulations.

This is a rare opportunity to purchase a substantial property in need of refurbishment, ideal for those looking to add value and put their own stamp on a home.

## Reception Hall

Approached via a brand new composite panelled door with double glazed inserts. Understairs storage cupboard. Original quart tiled floor. Panelled radiator. Stairs to first floor landing. Doors off.

## Kitchen

10'10 max to recess x 9'01 (3.30m max to recess x 2.77m)

Base and eye level storage units. single drainer sink and mixer tap set into work surface with tile splash back. Pantry. Original quarry tiled floor. Panelled radiator. UPVC double glazed window to rear. Glazed and panelled door to rear hallway.

## Rear Hallway

Door off to ground floor W.C. and useful storage cupboard. Doors to both side giving access to the rear garden.

## W.C.

Low level W.C. window to side.

## Dining Room

11'05 x 10'11 max (3.48m x 3.33m max)

Useful storage cupboard. Picture rail. Original floor boards. Panelled radiator. UPVC double glazed window to rear. Door to living room.

## Living Room

14'01 x 13'02 max to bay (4.29m x 4.01m max to bay)  
Wall mounted gas fire. Picture rail. Original floor boards. Panelled radiator. UPVC double glazed window bay window to front elevation.

### First Floor Stairs and Landing

Access to loft inspection point. UPVC double glazed window to rear. Doors off.

### Bedroom One

13'04 max to bay x 14'03 max to recess (4.06m max to bay x 4.34m max to recess)

Picture rail. Built in wardrobe. Original floor boards. Panelled radiator. UPVC double glazed bay window to front elevation.

### Bedroom Two

14'03 max to door recess x 9'04 (4.34m max to door recess x 2.84m)

Picture rail. Cupboard housing hot water cylinder. Built in wardrobe. Exposed wooden floor boards. Panelled radiator. UPVC double glazed window to rear.

### Bedroom Three

13'02 max x 10'11 max u-shaped (4.01m max x 3.33m max u-shaped)

Picture rail. Built in wardrobe. Exposed wooden floor boards. Panelled radiator. Two UPVC double glazed windows to front elevation.

### Bathroom

Low level W.C. Pedestal wash hand basin. Bath with electric shower over. Part tiling to walls. Exposed wooden floor boards. UPVC double glazed window to rear elevation.

### Garden

Level lawn to front. Shared alleyway leading to the rear garden which predominantly laid to lawn. Purpose built shed. Hedge to boundary.

### Material Information

Tenure - Freehold

Council Tax Band - C

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/>



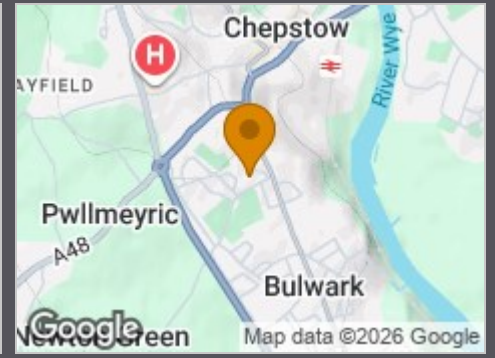
Road Map



Hybrid Map



Terrain Map



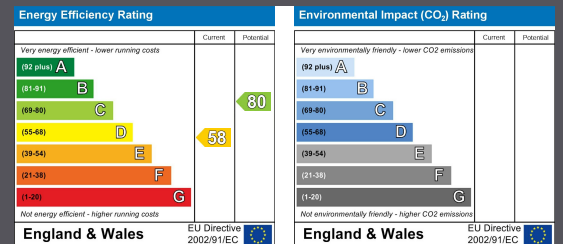
Floor Plan



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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