



## Chepstow Road, offers in excess of £300,000

- Spacious family home
- Excellent transport links
- Close to local amenities
- 4 bedrooms
- Driveway
- Garden
- EPC Rating: D



 4  2  3



## About the property

An excellent opportunity to acquire this well-presented and generously proportioned family home, ideally positioned within a popular residential area close to the city centre.

The accommodation briefly comprises a welcoming entrance hallway, a comfortable living room, and a spacious dining room providing an ideal setting for both family living and entertaining. The ground floor further benefits from a bright conservatory, a convenient shower room, and a well-appointed kitchen/breakfast room.

To the first floor, the property offers four well-proportioned bedrooms and a family bathroom. In addition, there is a useful loft room providing further versatile space.

Further benefits include gas central heating and uPVC double glazing throughout.

Externally, the property features a spacious driveway to the front, providing ample off-road parking. To the rear, there is a fully enclosed garden, ideal for families and outdoor enjoyment.



## Accommodation

### Hallway

### Shower Room

### Living Room

12' 6" x 12' 6" ( 3.81m x 3.81m )

### Dining Room

12' 6" x 12' 6" ( 3.81m x 3.81m )

### Conservatory

11' 2" x 7' 3" ( 3.40m x 2.21m )

### Kitchen

12' 2" x 11' 2" ( 3.71m x 3.40m )

### First Floor Landing

### Bedroom One

12' 6" x 9' 6" ( 3.81m x 2.90m )

### Bedroom Two

12' 6" x 10' 6" ( 3.81m x 3.20m )

### Bedroom Three

12' 6" x 11' 10" ( 3.81m x 3.61m )

### Bedroom Four

8' 6" x 6' 11" ( 2.59m x 2.11m )

### Bathroom

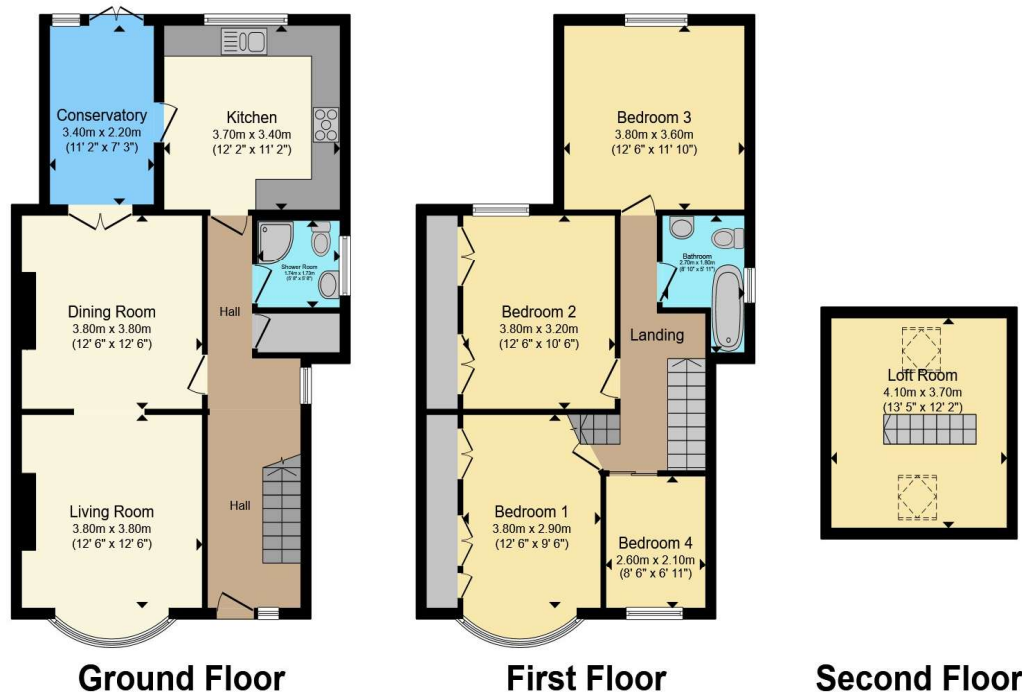
### Loft Room

13' 5" x 12' 2" ( 4.09m x 3.71m )

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## Floorplan



Total floor area 148.8 m<sup>2</sup> (1,601 sq.ft.) approx

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