



WAYFAIR

GRAHAMSTOWN ROAD | SEDBURY



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7AD

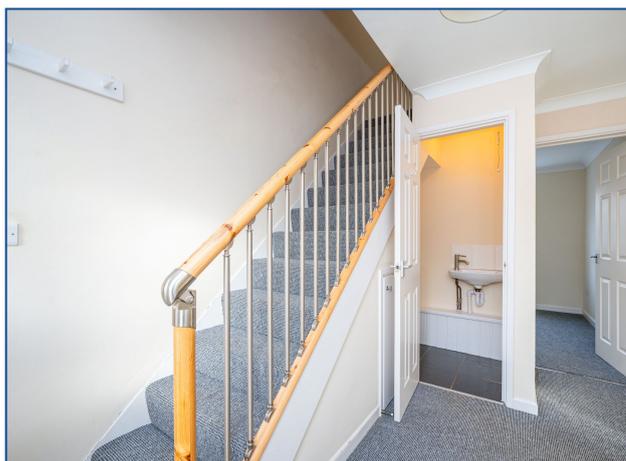
WAYFAIR IS A DELIGHTFUL TWO BEDROOM SEMI-DETACHED HOME SITUATED IN THE POPULAR VILLAGE OF SEDBURY. THE PROPERTY BOASTS AN OPEN PLAN KITCHEN/LIVING/DINING ROOM, STUDY AND A PRINCIPAL BEDROOM WITH EN-SUITE FACILITIES. WAYFAIR IS WITHIN WALKING DISTANCE TO MANY OF THE LOCAL AMENITIES AND A SHORT DISTANCE TO THE A48 OFFERING GOOD ACCESBILITY TO CHEPSTOW, BRISTOL AND GLOUCESTER.

- Two bedroom semi-detached home •
- Open plan kitchen/dining/sitting room •
- Principal bedroom with en-suite shower room •
- Ground floor study that could be utilised as a third bedroom •
- Within walking distance to local amenities •
- Low maintenance front and rear garden •
- Spacious driveway for numerous vehicles •
- Offered with no onward chain •

DISTANCES FROM WAYFAIR

Chepstow 1.1 miles • Lydney 9.1 miles • Monmouth 17.4 miles
Bristol 18.8 miles • Newport 20.2 miles • Gloucester 29.8 miles
Cardiff 33.9 miles • Cheltenham 36.3 miles • London 126 miles
Chepstow Train Station 1.2 miles • Lydney Train Station 8.9 miles
Bristol Parkway Station 14.1 miles • Bristol Airport 28.8 miles
Cardiff Airport 45.6 miles • Birmingham Airport 96.8 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

The property is located within the popular village of Sedbury, not far from the historic border town of Chepstow. Sedbury offers a number of local amenities, including Village Shop, Doctors Surgery, Pharmacy, Butchers and The Village Inn. Sedbury also benefits from Offa's Mead Academy Primary School and Wydean School and Sixth Form Centre.

Wayfair enjoys an excellent accessible location 1.1 miles from the centre of Chepstow, a thriving border town with the picturesque historic Chepstow Castle dating back to the 11th century, the oldest surviving post-Roman stone fortification in Britain and the renowned Chepstow Racecourse. Chepstow has a bustling high street with a mixture of high street chain stores, independent shops and eateries as well as everyday services such as post offices and grocery stores, three distinct shopping areas and a good selection of restaurants and bars. For education, St. John's on-the-Hill is a co-educational day and boarding preparatory school with all-year round Day Nurseries. There are also primary schools in the area and Chepstow Comprehensive School. An abundance of tourism and recreational activities exist within Chepstow and the wider region.

The historic border town of Monmouth is just 17.4 miles away and boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and the recently rebuilt state of the art Monmouth Comprehensive School. Monmouth also offers an upmarket traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

Bristol is just 18.8 miles away from the property with all the benefits a city has to offer, such as Cabot Circus shopping centre and the renowned Cribbs Causeway shopping complex, a railway station offering direct trains to London, bus station, bars, cafes, restaurants, fantastic schools and universities and multiple employment opportunities.

THE PROPERTY

Wayfair is a delightful two bedroom semi-detached home which is ready for the new owners to simply move in, unpack and enjoy.

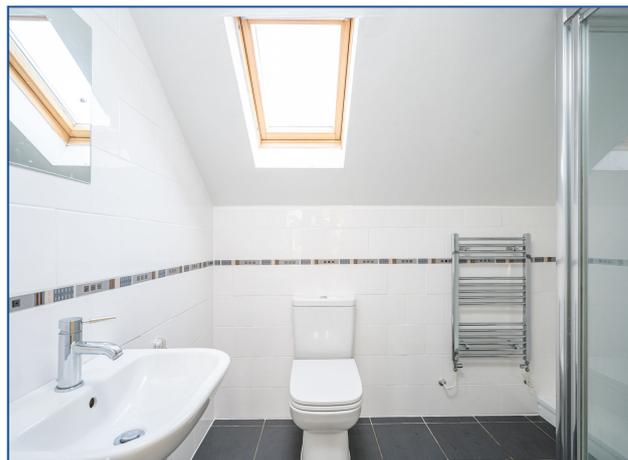
Step into the entrance hall. The entrance hall has a cloakroom and offers a practical space for hanging coats and storing shoes. Doors lead to the open-plan kitchen/dining/sitting room and a ground floor study.

The kitchen has a range of base and wall units and worktops. Set into the worktop is a stainless steel sink and drainer with mixer tap. There is an integrated oven and hob and space for a fridge and a washing machine or dishwasher.

The sitting/dining room is spacious and benefits from French doors out to the low maintenance rear garden.

There is potential to remove the wall between the sitting room and study (STP) to create a completely open-plan ground floor living space.

Stairs from the entrance hall lead up to two bedrooms and a family bathroom.



The principal bedroom has an en-suite shower room and a window to the front aspect.

Bedroom two benefits from a storage cupboard and a window to the front aspect.

The family bathroom comprises of a bath, w.c and wash hand basin.

OUTSIDE

To the rear of the property is a low maintenance garden with a gate to the side. There is a storage shed and a patio perfect for alfresco dining.

There is a driveway to the side of the property providing parking for multiple vehicles.

KEY INFORMATION

Services: The property benefits from mains water, electricity, gas and drainage.

Fixtures and fittings: Only those items specifically mentioned in these particulars will be included in the sale.

Tenure: Freehold with vacant possession upon completion

Local Authority: Forest of Dean District Council. Telephone 01594 810000

Wayleaves, Easements and Rights of Way: The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to these particulars.

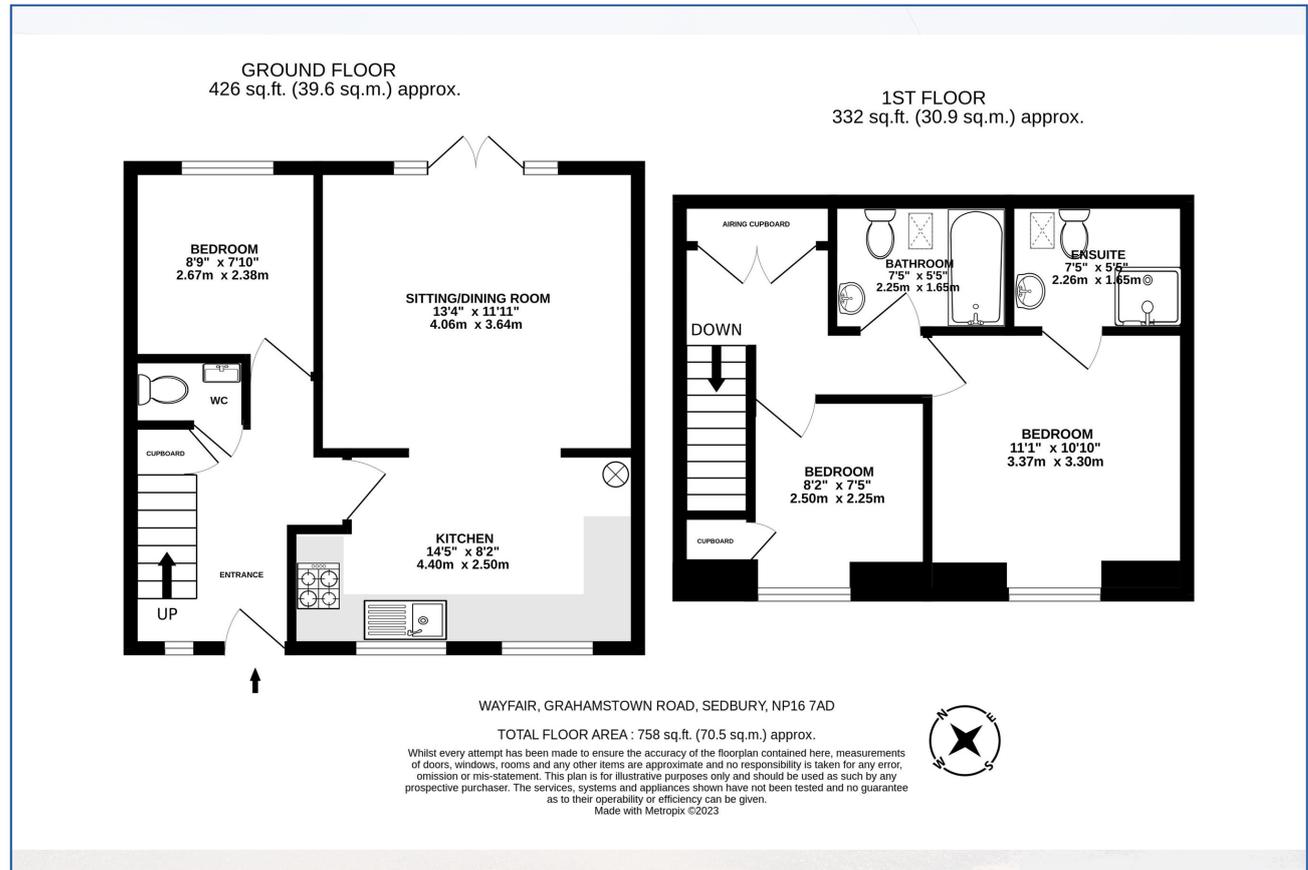
Sale Method: The property is offered for sale by Private Treaty.

Directions: From Chepstow head towards Sedbury on the A48. Take the first right into Sedbury and continue straight over the roundabout. Continue on this road passing Wydean School and Sixth Form Centre until you reach The Village Inn. Turn left onto Grahamstown Road and travel to the end of the road. You will see a sign for Tidenham Royal British Legion Club, take the right hand turning the other side of the brick wall. The property can be found shortly after on your left.

Viewings: Strictly by appointment with Powells – 01600 714140

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		78 C	90 B



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