



## 3 Fitzosborn Close

Chepstow, Monmouthshire, NP16 5PY



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- Extended detached family home
- Five bedrooms (four doubles)
- En-suite to principal bedroom & Family bathroom
- Kitchen/breakfast room with pantry
- Utility room and cloakroom
- Integral garage with solar panel system
- Driveway parking for multiple vehicles
- Established gardens with greenhouse and fruit trees
- Owned solar panels generating income
- No onward chain

**Guide Price**  
**£495,000**

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## Description

Situated in a highly convenient location within easy reach of Chepstow town centre and its wide range of amenities, this extended detached family home offers generous and flexible living space, ideal for growing families. The property also benefits from excellent transport connections via road and rail. Owned solar panels contribute to energy efficiency and provide income through selling surplus electricity back to the grid.

The property is offered to the market with the benefit of no onward chain and while well maintained, presents an excellent opportunity for modernisation and personalisation.

## Situation

Located in a popular residential area of Chepstow, which offers a full range of facilities and amenities including both primary and secondary schools and leisure centre, and is within walking distance of Chepstow High Street with its array of shops, bars and restaurants. Vauxhall Doctors surgery and Chepstow Hospital with its dental surgery are within close walking distance. Easy access to the Severn Bridge, providing access eastbound to Bristol (17 miles), westbound to Newport (18 miles) and Cardiff (31 miles). Chepstow railway station provides regular rail links, whilst the bus station provides local services and links to Cardiff, Swansea and London Victoria. The renowned Wye Valley & Royal Forest of Dean are a short distance away.

## Ground Floor Accommodation

The property is entered via an enclosed porch leading into the reception hallway, providing access to the kitchen / breakfast room and to the bright and spacious lounge, fitted with feature fireplace, housing gas fire, the room flows effortlessly into a separate dining room via sliding doors, ideal for both everyday living and entertaining, with the benefit of French doors leading into the rear gardens.

The kitchen/breakfast room is well proportioned and complemented by a useful pantry, offering ample storage. A separate utility room provides additional space for appliances and further practicality, with access to a cloakroom with WC & wash hand basin and internal door to the integral single garage, which houses the solar panel controls.

## First Floor Accommodation

To the first floor, the home offers five bedrooms, comprising four doubles and one single, providing excellent flexibility for family living, guest accommodation, or home working.

The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom. Additional storage is provided by an airing cupboard housing a Worcester combination boiler fitted approx. 5 years ago, along with a separate linen cupboard.

## Outside

To the front of the property, a generous driveway provides off-road parking for several vehicles, alongside a lawned garden with a variety of mature shrubs. A pathway leads to the side of the property.

The rear gardens are a particular feature, offering a high degree of privacy and arranged over different sections. Immediately to the rear is a patio area, perfect for outdoor dining, leading onto a level lawn with wooden storage shed to the side. An attractive archway opens into a further garden area, which is beautifully planted with a range of mature plants, shrubs, and fruit trees, along with a greenhouse, creating a wonderful space for gardening enthusiasts.

## Tenure

We are informed the property is Freehold. Intended purchasers should make their own enquiries via their solicitor.

## Services

Mains electric, gas, water and drainage.

Solar panels, with battery storage are owned by the property and generate an additional income via a feed in tariff from The National Grid, further details available on request.

EPC Rating: D

## Local Authority

Monmouthshire County Council

Council tax band: F

## Viewing

Strictly by appointment with the Agents:

David James, Chepstow

## PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

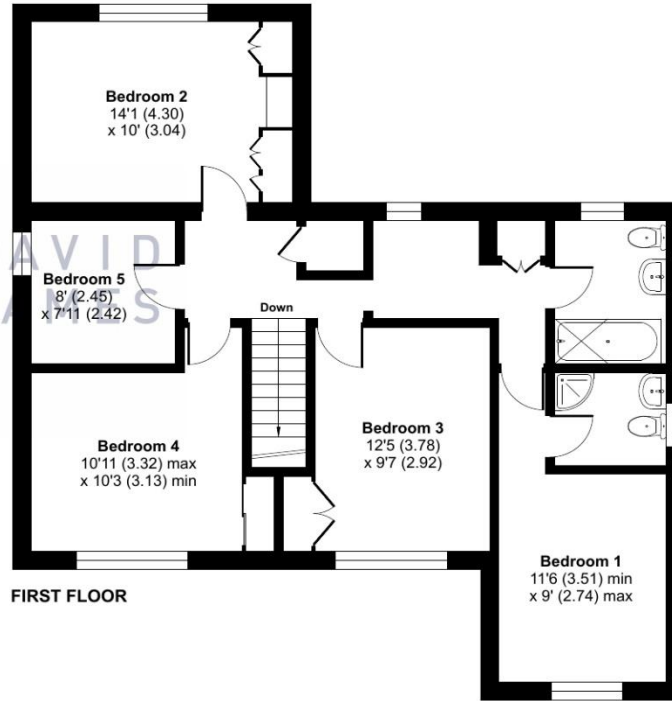
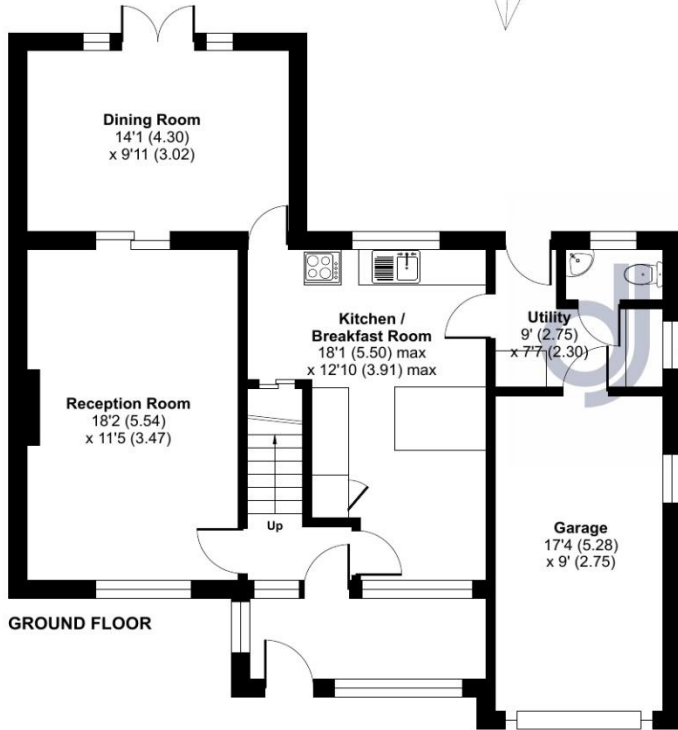
## WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



### Fitzosborn Close, Chepstow, NP16

Approximate Area = 1585 sq ft / 147.2 sq m  
 Garage = 156 sq ft / 14.5 sq m  
 Total = 1741 sq ft / 161.7 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2026. Produced for David James. REF: 1459869

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		