

5 Whitecross Street
Monmouth



ROSCOE ROGERS KNIGHT
Town and country properties

Whitecross Street, Monmouth

Ideally located a short flat walk into the centre of the town is this smartly presented four bed Grade II listed Victorian townhouse. Tastefully and sympathetically modernised, offering bright and airy accommodation over two floors. Attractive paved inner courtyard garden and integrated single garage. No onward chain.

Asking price of £485,000

Traditionally constructed with a painted rendered exterior and a combination of wooden sash and uPVC double glazed windows and doors set under pitched tiled roofs. Internal features include open grate fireplaces, low voltage downlighters, wooden panelled doors and a combination of limestone and wooden boarded flooring. A gas boiler provides domestic hot water and heating to radiators throughout.

The entrance to the property is from the high street and through a part glazed wooden front door into:

ENTRANCE HALLWAY:

Consumer unit at high level. Doors into

LIVING ROOM: 4.83m x 3.72m (15'10" x 12'2")

Bay window to front elevation with views towards St Marys Street and internal window back. Decorative gas fire set on a stone hearth with stone surround. Door into:





DINING ROOM: 4.07m x 3.48m (Max) (13'4" x 11'5")

Internal window to back. Staircase with wooden balustrading and square newels up to split first floor landing. Under stairs cupboard with a ledged and braced door with stone turning staircase down to:

CELLAR: 2.45m x 4.33m (8'0" x 14'2")

Reduced head height with arched ceiling. Exposed stone walls and brick floor. Shelving to two sides. Light.

From living room doors into the following:

KITCHEN: 2.59m x 4.82m (8'6" x 15'10")

Part glazed door to back accessing inner courtyard. Corner metal decorative fireplace with open grate. Laminate work surfaces along two walls with tiled splash backs and inset ceramic sink with mixer tap over and four ring "Bosch" electric hob. Wooden cupboards and drawers sent under with integrated dishwasher. Tall units housing "AEG" Grill and oven as well as fridge/freezer. Matching mounted units with spotlights under. Door into:

INTERGATED GARAGE: 5.40m x 2.62m (17'9" x 8'7")

Part glazed double garage doors to front accessing Whitecross Street. Shelving to one wall. Space and plumbing for washing machine/tumble dryer. Consumer unit at high level. Power and light.

SITTING ROOM: 3.09m x 2.91m (10'2" x 9'7")

Skylight to back. Window to back and part glazed door to side accessing inner courtyard. Door into:

CLOAKROOM:

Low level W.C and wall mounted wash basin with mixer taps. Extraction fan at high level.

From living room upstairs to:

FIRST FLOOR LANDING:

Doors into the following:



BEDROOM TWO: 4.00m x 2.22m (13'1" x 7'3")

Window to back elevation with townscape views. Fitted wardrobe with hanging rail and shelving. Roof access trap. Wooden bi-fold door into:

EN-SUITE W.C:

Low level and wall mounted wash basin with mixer taps. Wall mounted Worcester boiler.

BEDROOM ONE: 3.73m x 4.68m (12'3" x 15'4")

Two windows to the front elevation with pretty views of St Mary's church. Decorative metal fireplace with open grate, wooden surround and mantle.

BEDROOM THREE: 2.60m x 3.93m (8'6" x 12'11")

Window to front elevation with church yard and townscape views.

FAMILY BATHROOM:

skylight. Contemporary suite comprising a low level W.C, pedestal wash basin and bath with shower over on adjustable chrome rail. Chrome ladder style radiator. Extraction fan at high level. Tiling to all wall.

BEDROOM FOUR: 2.55m x 3.41m (8'4" x 11'2")

Window to back. Fitted wardrobe with mirrored front, hanging rail, shelving and storage.

OUTSIDE:

Set behind the house is an attractive "L" shaped, courtyard garden enclosed on all sides by a brick wall. Gravelled and paved areas with planted borders and interspaced mature shrubs.

SERVICES:

Mains gas, electric, water and drainage. Council tax band F. EPC Rating D.

DIRECTIONS:

From our office turn right and proceed to the end of Church Street and 5 Whitecross is the third house on the right opposite St Marys Church.

Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.



