

10 Highfield Close Osbaston, Monmouth



ROSCOE ROGERS KNIGHT
Town and country properties

Highfield Close, Osbaston, Monmouth

This spacious and immaculately presented one bedroom bungalow is set in a prime location off the Hereford Road, at the end of a quiet cul-de-sac. Recently extended and upgraded to a very high standard, it has bright and airy living accommodation with quality fixtures and fittings throughout. Pretty low maintenance garden private and off road parking for two vehicles.

Traditionally constructed with a painted rendered exterior and inset uPVC windows and doors set under a pitched, profiled, red tiled roof. Internal features include a fireplace with surround, vertically boarded doors and moulded architraves. Electric, thermostatically controlled, panelled radiators and a gas fired boiler providing domestic hot water.

The main entrance to the property is from the front pathway through a part glazed stable door into:

Asking price of £260,000





KITCHEN/BREAKFAST ROOM: 4.07m x 3.09m (13'4" x 10'2") Max

Window to front. "L-shaped" laminate worktops with a tiled splashback surround, inset one and half bowl sink and four ring electric hob with concealed circulating fan over. A range of wooden panelled cupboards and drawers are set under. Complementary wall cabinets and a tall unit housing oven and microwave. Recess with space for fridge/freezer. Cloaks cupboard housing consumer unit and Utility cupboard with space plumbing for washing machine/tumble dryer and wall mounted gas boiler.

INNER HALLWAY:

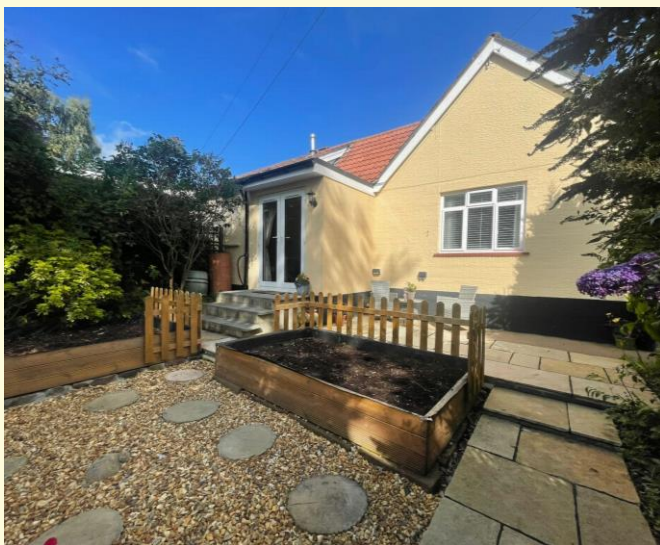
External door to back accessing private parking bay. Roof access hatch. Doors into the following.

FAMILY BATHROOM:

Frosted window to back. A contemporary white suite comprising a comfort level W.C, vanity unit with inset wash basin and panelled bath with mixer valve and shower head over on adjustable chrome rail. Sectional radiator.

BEDROOM: 2.53m x 4.29m (8'4" x 14'1")

Dual aspect windows to front and side with pretty garden views.



LIVING ROOM: 5.94m x 3.50m (19'6" x 11'6")

Window to side and French doors accessing raised patio and enclosed garden. Feature fireplace housing electric wood burner set on a slate effect hearth with wooden surround and mantle.

OUTSIDE:

A paved pathway wraps around two sides of the property with well-maintained planted borders. The low maintenance courtyard garden enjoys excellent levels of privacy and has a spacious sun terrace/seating area, two raised vegetable beds, and a useful metal storage shed.

SERVICES:

Mains gas, electric, water and drainage. Council Tax Band D. EPC Rating D.

DIRECTIONS:

From our office turn left at the traffic lights onto Monk Street and proceed up the Hereford Road. Near the brow of the hill turn left onto Highfield Road, taking the first left down into Highfield close where No 10 can be found at the end of the cul-de-sac on the right-hand-side.

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.



