

# Lancaster House

Hereford Road, Monmouth



ROSCOE ROGERS KNIGHT  
*Town and country properties*





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## Lancaster House

### Hereford Road, Monmouth

This classic 1930's style, 4-bedroom property is set back in a private location off the popular Hereford Road with outstanding views across the Wye Valley. It is ideally placed for the renowned schools and the town. Mature garden to front, extensive sun terrace and lawn to the back capitalizing on the property's enviable location. Driveway with turning area and detached single garage.

**Asking price of £595,000 Freehold**

#### **ENTRANCE HALLWAY:**

Spacious, with windows on each side. Stairs with winders, square newels and balustrades up to first floor with storage space under. Doors into:

#### **SITTING ROOM: 3.57m x 5.67m (11'9" x 18'7")**

Bay window to front, two windows to side, glazed door to back with glazing on each side out to BACK PORCH: glazed on two sides with glazed door leading out to terrace. Feature tiled central fireplace with matching hearth.

#### **SNUG/READING ROOM: 3.52m x 2.86m (11'7" x 9'5")**

Two frosted windows to back, pair of doors into boiler cupboard with Worcester mains gas boiler providing domestic hot water and central heating.

#### **DINING ROOM: 5.69m x 3.71m (18'8" x 12'2")**

Bay window to front and picture window to back looking into the back porch. Through opening into:

#### **KITCHEN: 4.90m x 2.88m (16'1" x 9'5")**

Window to back with panoramic views across the garden to the east. L-shaped composite wooden work tops. Inset one and a half bowl ceramic sink with mixer tap and tiled splash back surround. A range of cupboards and drawers set under with space and plumbing for washing machine and dishwasher. STOVES cooking range with gas hob and electric ovens with matching extractor hood over.

Complementary wall mounted cabinets and space for American Style fridge/freezer. Door out to back porch with glazed side and external door out to paved sun terrace:

#### **CLOAKROOM:**

Frosted windows to front and side. White suite comprising a low level W.C and wall mounted wash basin. Pair of doors into cupboard with shelf and hanging rail housing water softener, electric meter and consumer unit.

#### **FIRST FLOOR LANDING:**

Spacious L-shaped central landing area. Roof access hatch. Doors into the following:

#### **FAMILY BATHROOM:**

Window to back. White suite comprising a low level WC, pedestal wash basin and "P" shaped bath with mixer taps and shower head over with mixer valve and separate handheld attachment. Electric ladder style radiator.

#### **BEDROOM 3: 2.63m x 3.72m (8'8" x 12'2")**

Window to back with panoramic views to the east across the garden.

#### **BEDROOM 4: 2.51m x 2.91m (8'3" x 9'7")**

Bay window to front overlooking the garden and countryside beyond. Built in wardrobes and shelving.

#### **BEDROOM 2: 3.13m x 2.93m (10'3" x 9'7")**

Feature V-shaped front window with views of the garden and beyond.

#### **BEDROOM ONE: 5.65m x 3.57m (18'6" x 11'9")**

3-sided bay window to front and window to back with panoramic easterly views. Bank of wardrobes with 3 pairs of louvred doors with hanging rail at high level and matching doors to cupboards above.

#### **OUTSIDE:**

The front garden is mainly lawned and set around the entrance driveway which is part shared at the front portion off the road. The back garden is chiefly laid to lawn with interspaced mature shrubs. Adjoining the kitchen and rear porch there is a full-length paved sun terrace enjoying far reaching countryside views creating an ideal space for alfresco dining and entertaining.

#### **SINGLE DETACHED GARAGE:**

Constructed in brick to match with a pitch corrugated roof, up-and-over garage door and window to side. At the back are two separate, useful storage rooms with power and light and ledged and braced external doors. Adjacent is a metal garden shed. There is paving between the garage and the house with gates on each side dividing the gardens adjacent to the garage.

#### **SERVICES:**

Mains water, gas, electric and drainage. Council tax band G. EPC rating D.

#### **DIRECTIONS:**

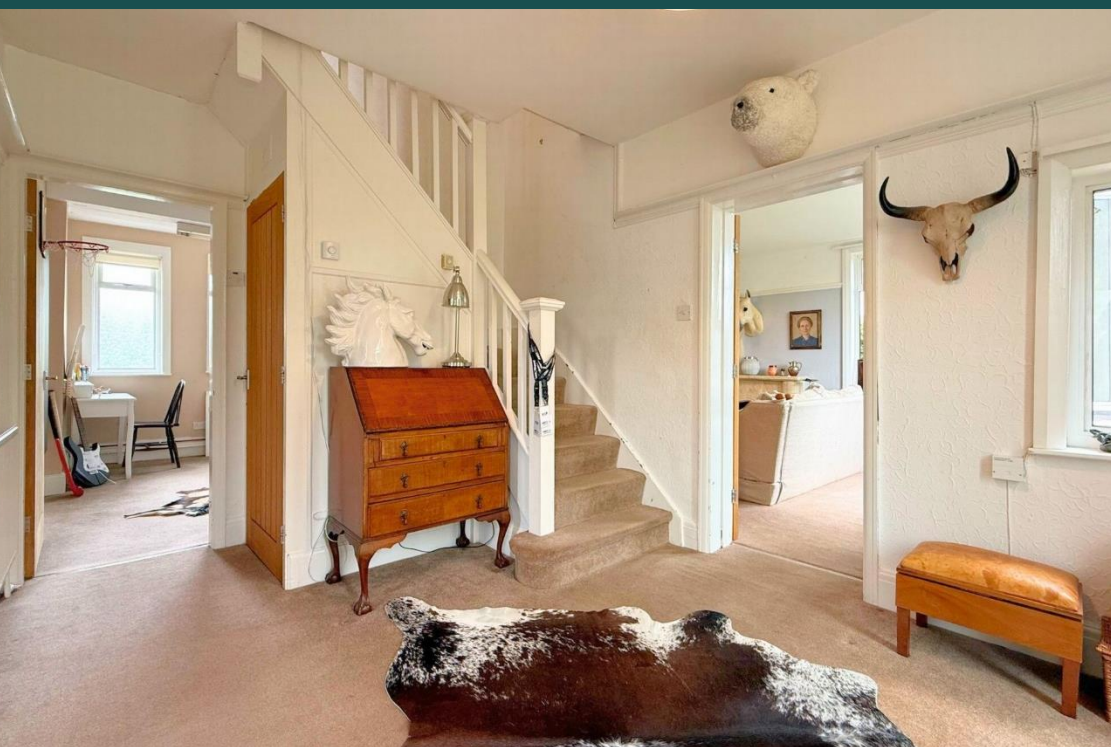
From the town centre go along Priory Street and turn left at the traffic lights and up the Hereford Road. Pass under the Haberdashers Monmouth School pedestrian bridge. Lancaster House is the next house on the right just passed the school driveway.

#### **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.



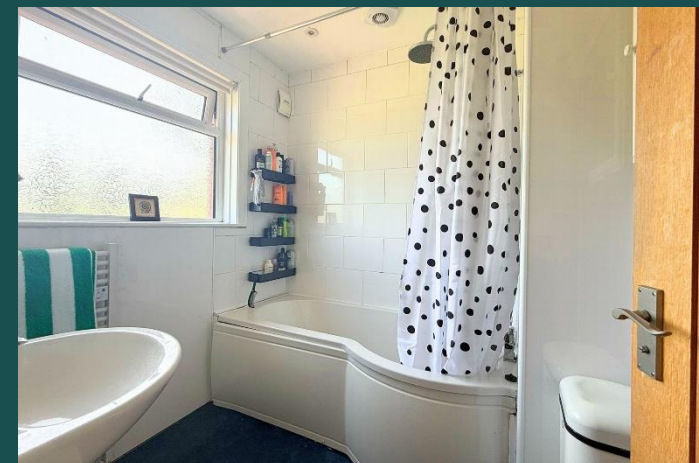
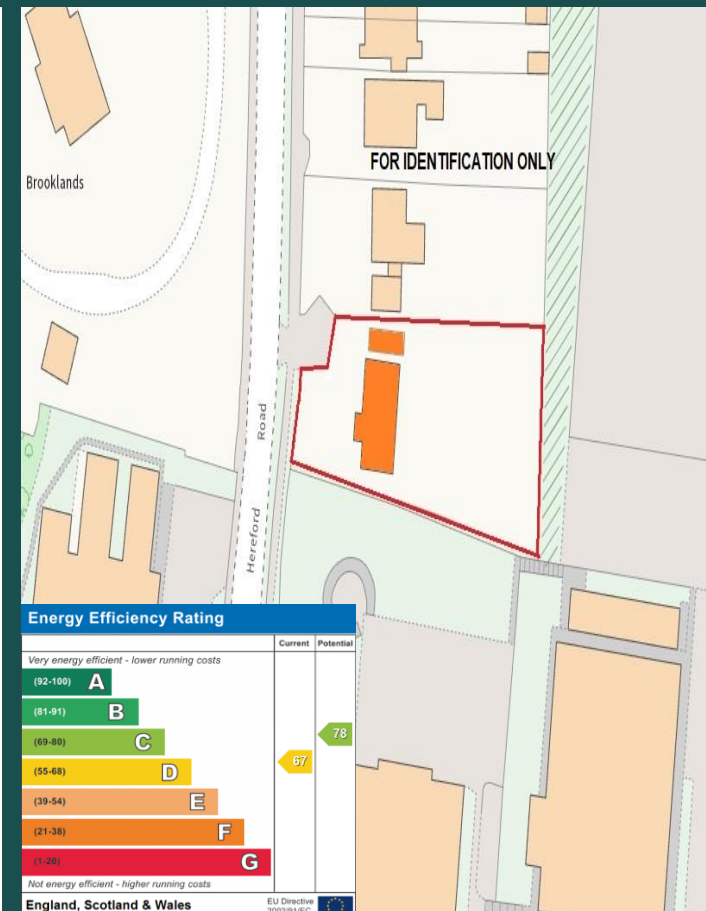












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