

13a Monkswell Road, Monmouth



ROSCOE ROGERS KNIGHT  
*Town and country properties*



# Monkswell Road, Monmouth

Set in a sought-after quiet location, a short, flat walk from the town centre with the rare benefit of off-road parking, this semi-detached, modern, 3 bed townhouse has bright and airy rooms throughout. Attractive front garden and spacious enclosed lawned, back garden. Ideal investment opportunity with an anticipated rental income of £700 pcm.

Asking price of £365,000

Traditionally constructed with cavity walls and two-tone face brick with low maintenance inset uPVC double glazed windows set beneath a tiled roof with uPVC soffits and guttering. Gas central heating with radiators throughout and all mains services are connected. NO UPPER CHAIN.

**THE ENTRANCE FROM THE DRIVEWAY IS VIA A PANELLED FRONT DOOR INTO:**

**ENTRANCE HALLWAY:**

Stairs leading to first floor. Opening into;

**LOUNGE/DINING ROOM: 3.55m x 6.58m (11'8" x 21'7")**

Bay window with views over the front garden. French doors opening to the rear garden. Feature gas fire with surrounding fireplace. Hardwood flooring throughout. Glass panelled door into:





**KITCHEN: 3.40m x 2.11m (11'2" x 6'11")**

Picture window with views out to the rear garden, glazed door for rear access. Range of modern cupboard units set under composite worktop with additional wall mounted units. Integrated electric oven with gas hob and inset oven hood. Space for fridge/freezer. Part glass panelled internal door leading to:

**STUDY/UTILITY ROOM: 2.38m x 4.55m (7'10" x 14'11")**

Double window to the front. Plumbing for washing machine. Additional storage units.

**UP STAIRS TO FIRST FLOOR LANDING:**

**BEDROOM TWO: 2.42m x 3.80m (7'11" x 12'6")**

Window overlooking the front garden. Integrated wardrobe.

**BEDROOM THREE: 2.50m x 2.60m (8'2" x 8'6")**

Window with views over back garden. Cupboard housing Worcester condensing combination boiler.

**BEDROOM ONE: 3.55m x 3.95m (11'8" x 12'12")**

Two windows to the front garden. Pair of doors into purpose-built wardrobe with hanging rail.

**FAMILY BATHROOM: 2.48m x 1.77m (8'2" x 5'10") x 1.2 x 1.97m**

Contemporary white bathroom unit including bath with shower over, wc, basin with pedestal, and heated towel rail. Window to the rear. Full tiled walls throughout.



**OUTSIDE:**

The front of the property has an attractive brick boundary wall with ornate wrought iron railings either side of a pillared entrance gate accessing parking for at least two cars with planted bordered flower beds. A wooden gate leads to the generously proportioned back garden which is fully enclosed by wooden fence panels and mainly laid to lawn with raised flower beds set to one side. Wooden garden shed with adjacent storage area.

**SERVICES:**

Mains gas, electricity, water and drainage. Council Tax Band E. EPC rating C.

**DIRECTIONS:**

From the traffic lights head up the Hereford road and take the first right just opposite Osbaston Road into Monkswell Road. On your left, pass the terraced houses and the property is the third on your left-hand side.

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

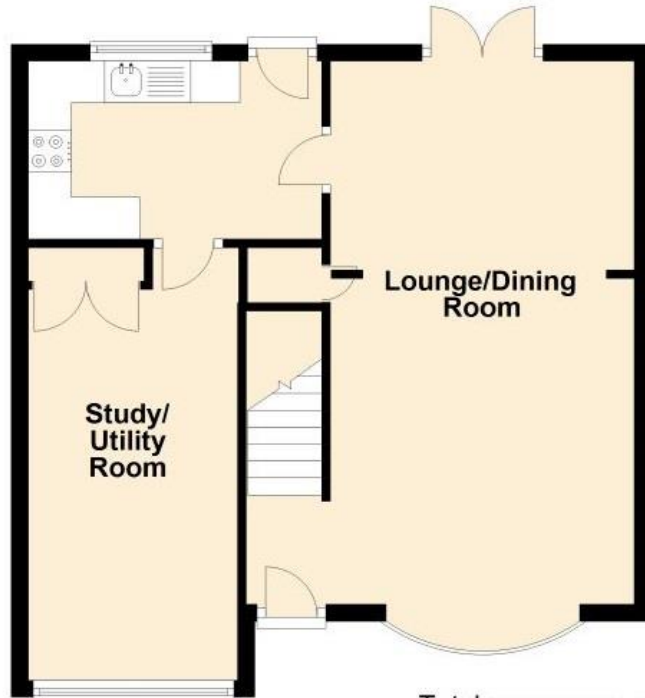
- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation 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.





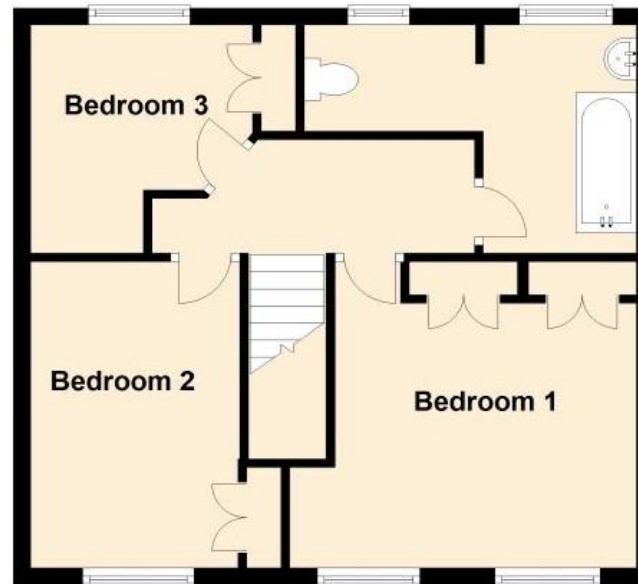
## Ground Floor

Approx. 48.1 sq. metres (517.6 sq. feet)



## First Floor

Approx. 45.6 sq. metres (490.5 sq. feet)



Total area: approx. 93.7 sq. metres (1008.1 sq. feet)



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