



MONMOUTH

Guide price £365,000



22 CORNPOPPY AVENUE

Monmouth, Monmouthshire NP25 5SD



Well-presented three-bedroom home
Popular estate location
Detached garage and off-road parking

Located in the highly desired Rockfield Estate, this property is conveniently located within walking distance to the market town of Monmouth. The charming market town of Monmouth is steeped in history, with well-regarded schooling, bespoke shops, cafes and restaurants as well as retailers such as Marks & Spencer's and Waitrose.

Well connected to the nearby A40 provides access to the M4 and in turn Cardiff and Bristol. In the other direction the A40 gives easy access to Ross-on-Wye and the M50/Midlands. Main line railway stations can be found in both Hereford and Abergavenny.



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KEY FEATURES

- Three bedroom detached home
- Three reception rooms
- Popular location
- Pretty rear garden
- Close to local amenities
- Detached garage and driveway



STEP INSIDE



As you enter the property, you are greeted by a spacious entrance hallway giving access to all ground floor accommodation and stairs to the first floor.

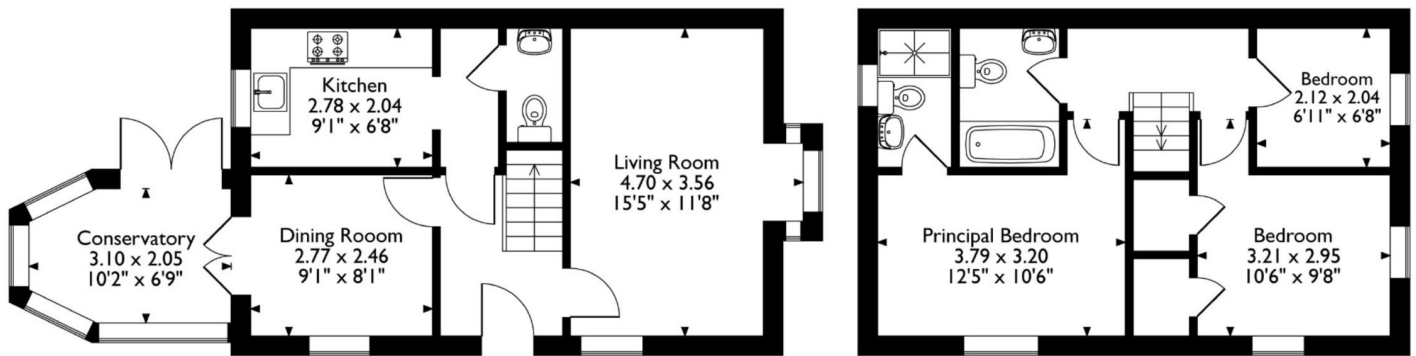
The generously sized living room features a bay window, filling the space with natural light, and is complemented by a fireplace for cosy evenings.

The well-equipped kitchen boasts wood-effect wall and base units, an integrated oven, a gas hob with an extractor hood, and ample space for white goods and a breakfast table.

Connected to the kitchen is a convenient downstairs cloakroom.

The dining room offers ample space for a sizable dining table and chairs. Double doors from the dining room open up to a bright and airy conservatory, creating an ideal space for entertaining friends and family.

Approximate Gross Internal Area 81 Sq M/872 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Moving to the first floor, you'll find three well-proportioned bedrooms and a family bathroom.

The family bathroom is fitted with a white three piece suite, completing the well-presented family home.

The principal bedroom comes with the addition of an ensuite shower room, while bedroom two features two built-in storage cupboards.

STEP OUTSIDE



Situated at the cul-de-sac's end, the property includes a detached garage with a driveway. The back of the property features a spacious garden, comprising a sizable patio area and the majority laid to lawn, adorned with mature shrubs and trees.

Additionally, the garden provides independent access to the detached garage.

INFORMATION

Postcode: NP25 5SD

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From our office in Agincourt Square, proceed down Monnow Street bearing left at the end onto Blestium Street. At the roundabout take the second exit and proceed over the bridge. At the traffic lights, take a right-hand turn onto Cinderhill Street and take the first exit at the roundabout onto Drybridge Street. At the next roundabout, take the second exit onto Rockfield Road then at the next roundabout take the first exit onto Watery Lane. Take the third right from Watery Lane onto Cornpoppy Avenue and the property is located at the end of the road on the right-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		86
81-91	B		
69-80	C	73	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

2 Agincourt Square, Monmouth, NP25 3BT
 01600 713030
 monmouth@archerandco.com
 www.archerandco.com



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