



MONMOUTH

Guide price **£315,000**



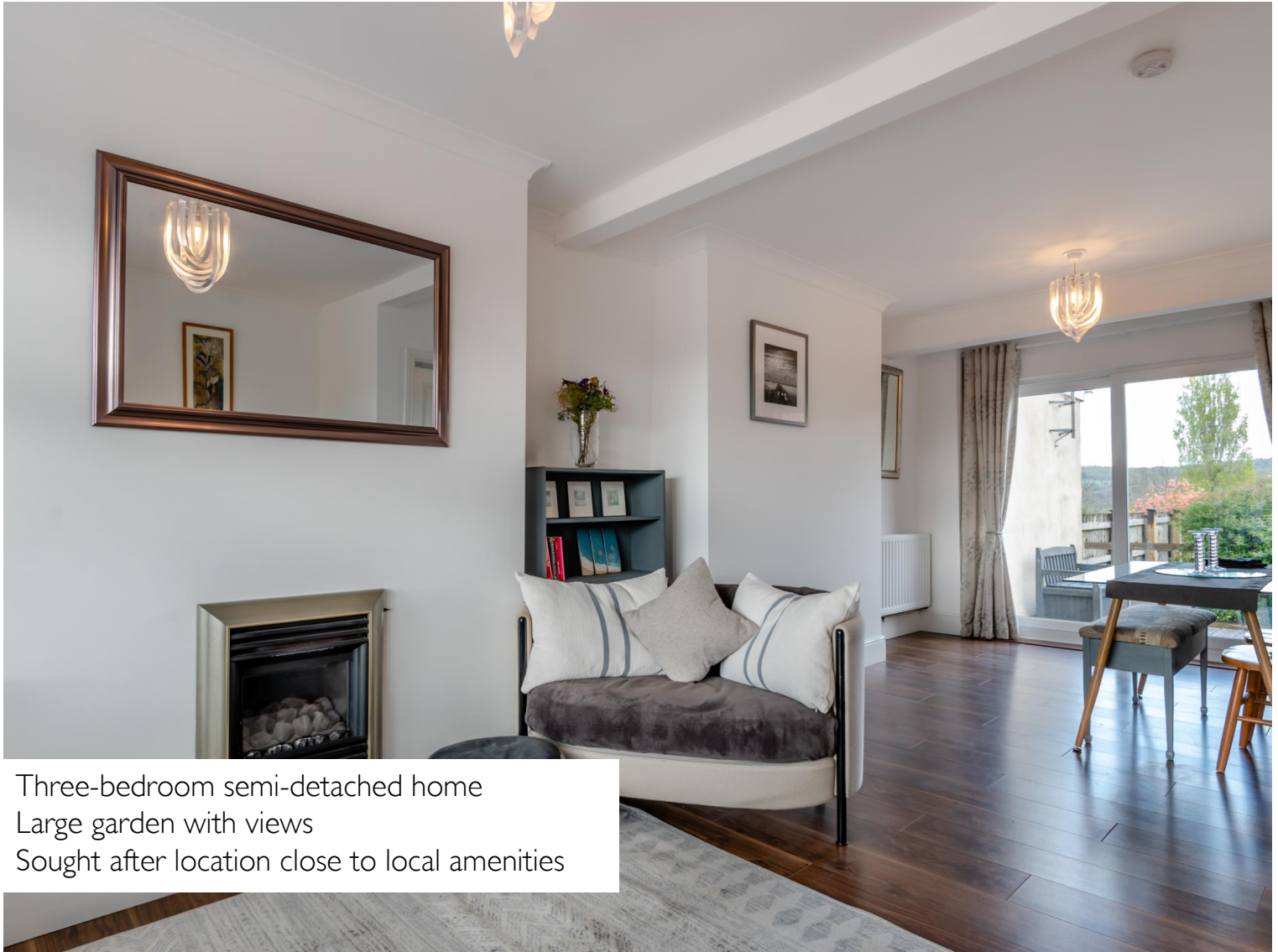
 ARCHER & CO

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# 44 HEREFORD ROAD

Monmouth, Monmouthshire NP25 3HJ



Three-bedroom semi-detached home  
Large garden with views  
Sought after location close to local amenities

This well presented, semi-detached home is located in the sought-after location of Hereford Road on the edge of Monmouth town. 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 providing 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 semi-detached home
- Sought after location close to town centre
- Views over the Monmouth countryside
- Open plan living/dining room
- Large garden
- Off-road parking



# STEP INSIDE



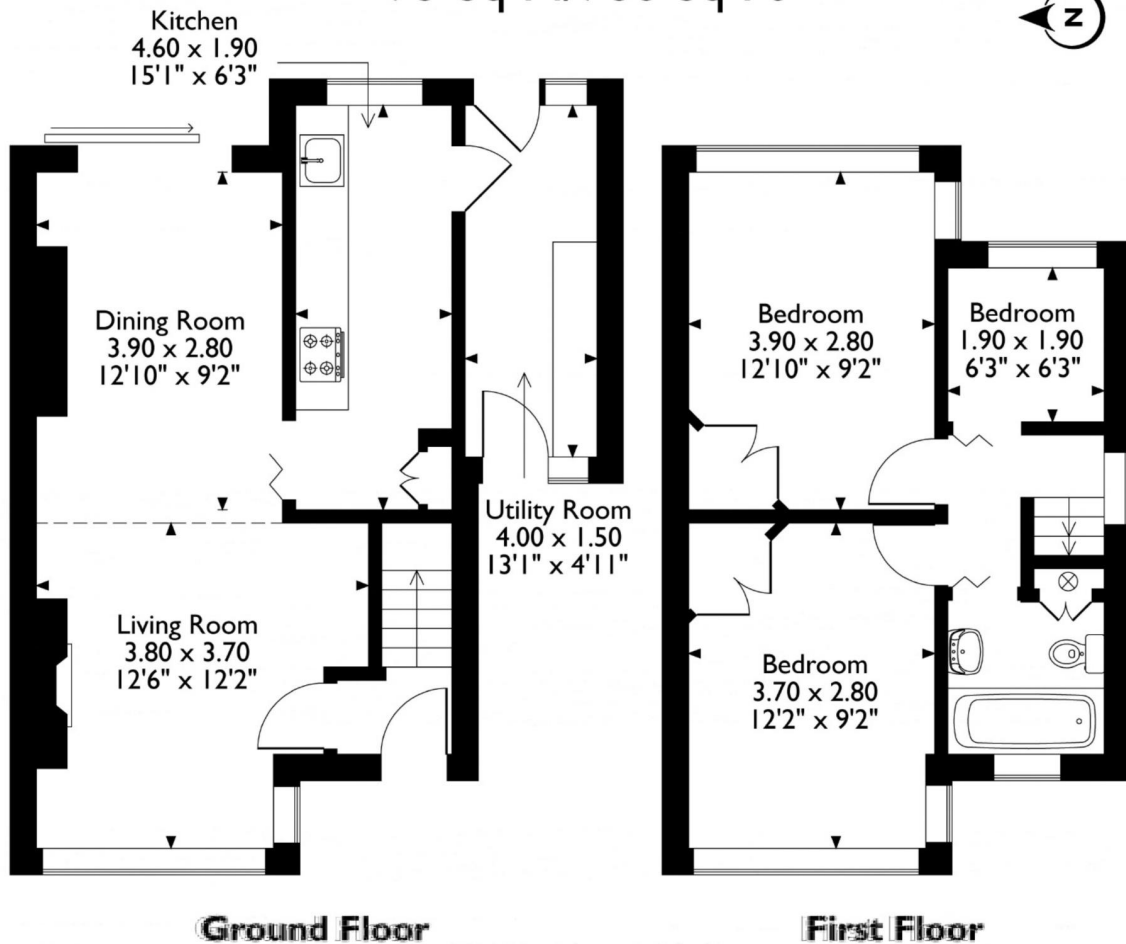
As you enter this lovely three-bedroom home, you are greeted by an entrance hallway giving access to the living room and stairs to the first floor.

Alternatively, the property can be entered via a useful utility room.

The living room is a particular feature of this home with a bay window to the front aspect, flooding the room with natural light and a gas fire.

The living room seamlessly connects to the dining room with sliding doors opening to the rear garden, making this space perfect for entertaining with family and friends.

## Approximate Gross Internal Area 73 Sq M/786 Sq Ft



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

The kitchen is fitted with modern base units along one wall with space for white goods and a door leading into the utility room.

There is also a small single and a three-piece family bathroom that completes this home.

To the first floor, there are two generously proportioned double bedrooms with large picture windows and built-in storage cupboards.

# STEP OUTSIDE



The front of the property has off-road parking for two vehicles. The rear garden is a great size, especially for growing families.

There is a patio area with steps leading to the remaining garden which is mainly laid to lawn with an array of mature shrubs and trees.

## INFORMATION

Postcode: NP25 3HJ

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: C





## DIRECTIONS

From the Monmouth office proceed on to B4293 passing White Swan Court. Turn left at the traffic lights into Monk Street A466. Continue straight up the Hereford Road and number 44 will be found a short distance past the Girls' School on your right-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C		69
(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	

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