



MONMOUTH

Guide price **£285,000**



10 HIGHFIELD CLOSE

Monmouth, Monmouthshire NP25 3HP



Extended one-bedroom semi-detached
bungalow
Sought after location

This beautifully presented, semi-detached bungalow is located at the end of a quiet cul-de-sac in the sought-after area of Osbaston, which is a suburb of Monmouth less than a mile North of the bustling town centre.

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.

Monmouth is 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

- Semi detached bungalow
- Beautifully presented throughout
- Kitchen/breakfast room
- Recently extended lounge
- Private landscaped rear garden
- Sought after location



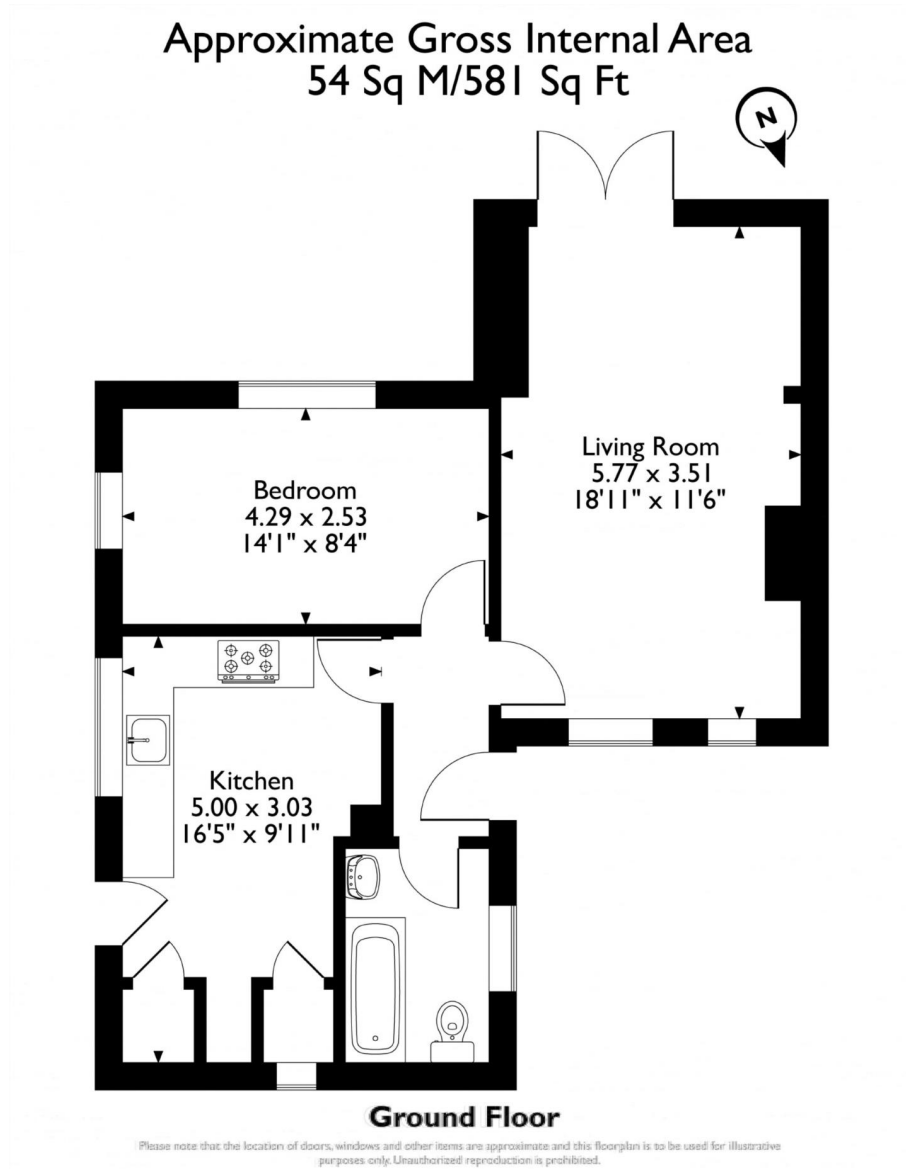
STEP INSIDE



As you enter the property via a stable door you will be instantly wowed by the fabulous modern kitchen/breakfast room which has recently been fitted with high standard wall and base units and parquet style flooring which then flows throughout the property. Fitted appliances include an eye level oven with a fitted microwave above, ceramic four ring hob, space for fridge/freezer.

There is space for breakfast table and chairs and two generous storage cupboards one of which houses the boiler and plumbing for washing machine.

A door from the kitchen leads to the inner hallway with another side entrance door. The inner hall gives access to the modern bathroom suite which comprises a panelled bath with wall mounted Mira shower with folding shower screen, tiled splash backs, built in sink unit with cupboards beneath.



The principal bedroom has windows to both the private side and rear aspects.

The light and airy living room has been recently extended offering a fantastic space for both living and dining.

There is a feature fireplace, two windows to the front aspect along with French doors that open onto the private and beautifully landscaped rear garden.

STEP OUTSIDE



The private rear garden offers a high degree of privacy and has been landscaped with low maintenance in mind.

There are two raised vegetable beds, planted borders and a useful modern metal storage shed. There is a pleasant recently laid patio ideal for outside dining.

INFORMATION

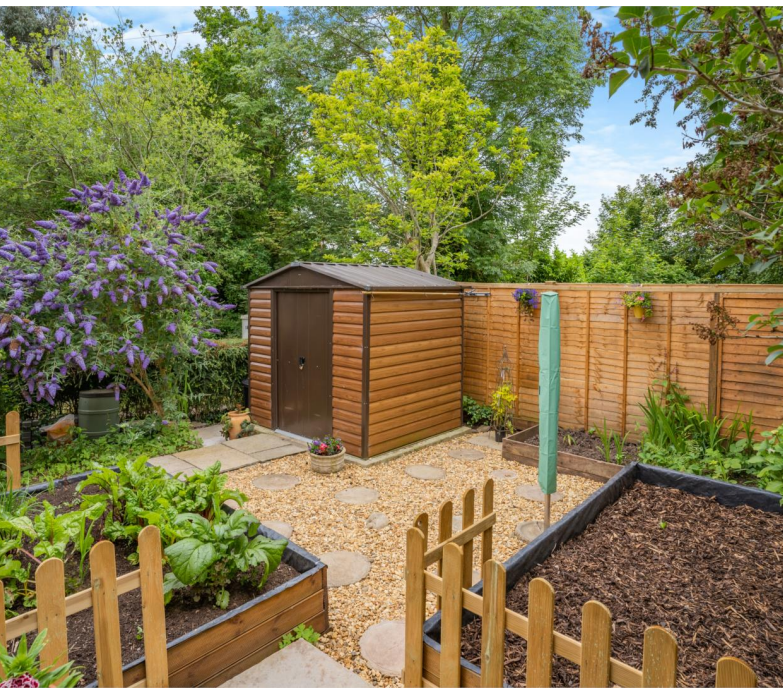
Postcode: NP25 3HP
Tenure: Freehold
Tax Band: D
Heating: Gas
Drainage: Mains
EPC: D





DIRECTIONS

From our Monmouth office, head north on Agincourt Square. At the traffic lights, turn left onto Monk Street. Proceed up the Hereford Road. At the top of the Hereford Road, turn left onto Highfield Road and take the first left onto Highfield close where the property will be found at the end of the cul-du-sac 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		
(55-68)	D	56	
(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



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.