



MONMOUTH

Guide price **£325,000**



2 MONNOW KEEP

Monmouth, Monmouthshire NP25 3EX



Immaculately presented three bed property
Large garden overlooking Vauxhall Fields
Short distance to Monmouth town

Situated in a small, peaceful estate of modern homes just behind Monmouth's main high street, the property offers views of the Monnow River and Vauxhall Fields. Property is a stone's throw from the bustling high street and local amenities, including food stores such as Marks & Spencer and Waitrose, a pharmacy and independent cafes and restaurants. Monmouth also benefits from fantastic schooling, catering to all ages. With accessible road links to the A40, the property allows for easy commuting to neighbouring towns and cities, while bordering the Wye Valley, outdoor pursuits and countryside walks can be enjoyed, creating a wonderful balance between town and countryside living.

Upon entering the property, you are welcomed by a spacious entrance hallway that provides access to the kitchen, dining room, cloakroom, and stairs leading to the first floor. The modern kitchen features white wall and base units paired with sleek black countertops and hardwood floors with underfloor heating. It includes a range of integrated appliances such as an oven with induction hob and extractor hood, dishwasher, fridge freezer, boiling water tap and plumbing for a washing machine. French doors open to the rear garden, and an adjoining opening leads to the inviting dining room, creating a seamless space for entertaining.

To the first floor, there is a generously sized living room with two windows offering views of the Monmouth countryside and a west-facing aspect that showcases stunning evening skies and sunsets. Additionally, bedroom three, with space for a double bed and a window facing the front, is located on this floor.

Ascending to the second floor, you'll find the principal bedroom, which features fitted wardrobes, a window with a charming rear view, and access to a modern ensuite shower room. Bedroom two, also spacious, includes fitted wardrobes. A modern family bathroom completes this floor, equipped with a WC, wash hand basin, and a bath with an overhead shower.

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KEY FEATURES

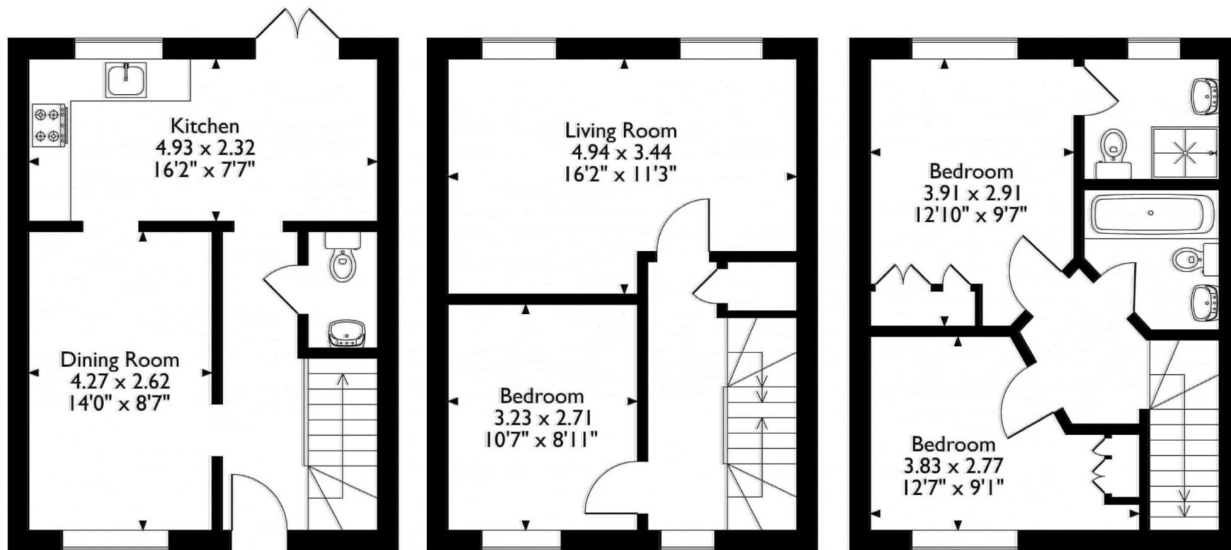
- Three-bedroom terraced home
- Immaculately presented throughout
- Short distance to Monmouth town centre
- Lovely views of Vauxhall Fields
- Accommodation set over three floors
- Garage and off-street parking



The property includes a garage and off-street parking. The large rear garden is primarily laid to lawn, featuring a patio area and a decked section at the end of the garden with views of Vauxhall Fields. This setup creates an ideal space for alfresco dining.



Approximate Gross Internal Area 102 Sq M / 1098 Sq Ft



Ground Floor

First Floor

Second Floor

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.

DIRECTIONS

From our Monmouth office, proceed down Monnow Street and turn right by the bus station. Proceed past Home Bargains and number 2 Monnow Keep will be located a short distance along on the left hand side.



INFORMATION

Postcode: NP25 3EX
Tenure: Freehold
Tax Band: F
Heating: Gas
Drainage: Mains
EPC: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C		71
(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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