



# MONMOUTH

Guide price **£240,000**





# 5 YORK CLOSE

Monmouth, Monmouthshire NP25 5UJ



Three-bedroom semi-detached home  
Close to local amenities  
No onward chain

Located on the edge of Monmouth town, this property is in a superb position within short distance to local amenities. 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 and Waitrose. Well-connected to the A40, the property allows for easy commuting with fantastic road links, yet is perfectly situated for rural living, with picturesque countryside surrounding and scenic walks.





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### KEY FEATURES

- Three-bedroom semi-detached home
- Short flat walk to Monmouth town centre
- Cul de sac position
- Generous rear garden
- No onward chain
- Garage and driveway parking





# STEP INSIDE

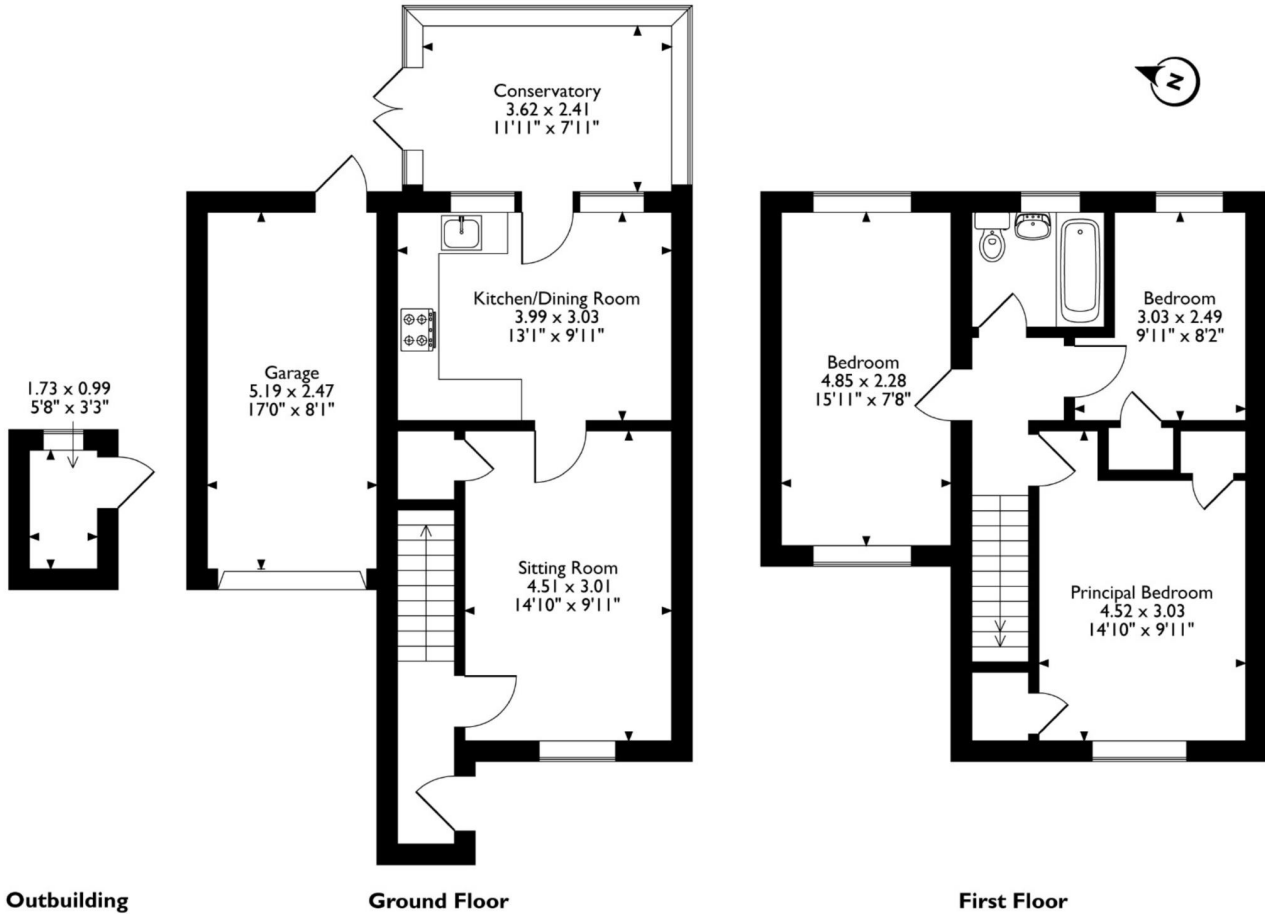


This immaculately presented family home, a semi-detached property, is ideally situated within comfortable walking distance of Monmouth town centre. It occupies a cul de sac position and is a great buy for a first-time buyer or rental investor.

As you enter the property, you are greeted by an entrance hallway giving access to the living room and stairs to the first floor. The living room is a generous size and has a window to the front aspect, allowing ample natural light to flood the space. The living also offers a convenient storage cupboard. A door opens to the generously proportioned kitchen/dining room.

The kitchen is fitted with a range of wooden wall and base units with cooker, washing machine and undercounter fridge that can be included under separate negotiation if required. A door opens from the kitchen to the conservatory with access into the rear garden, making the space perfect for entertaining.

Approximate Gross Internal Area  
 Main House = 86 Sq M/926 Sq Ft  
 Outbuilding/Garage = 15 Sq M/162 Sq Ft  
 Total = 101 Sq M/1088 Sq Ft



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.

To the first floor, the landing gives access to three bedrooms and the family bathroom.

Finally, there is a modern bathroom fitted with a white three-piece suite.

The principal bedroom is a good size with the added benefit of two built-in storage spaces. Bedroom two is also a generous double with dual aspect windows to the front and rear. Bedroom three is a generous single with a window to the rear aspect.



# STEP OUTSIDE



The front of the property has a driveway with access into the garage.

The rear garden is mainly laid to level lawn with a patio area and provides access into the garage and store.

#### AGENTS NOTE:

This sale is in relation to a member of the Archer & Co staff.

## INFORMATION

Postcode: NP25 5UJ

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Main

EPC: C







## DIRECTIONS

From our Monmouth office, proceed down Monnow Street. Turn left onto Blestium Street and at the roundabout, take the second exit over the bridge. At the traffic lights, turn left onto Cinderhill Street and at the roundabout, take the second exit onto Portal Road. Turn right onto Link Road and right again onto King Henry V Drive. Veer to the right and turn right onto York Close where number 5 can be found towards the end of the cul de sac on the left hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		87
(81-91)	B		
(69-80)	C	72	
(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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