



OSBASTON, MONMOUTH

Guide price **£530,000**



THE PROSPECT

Prospect Road, Osbaston, Monmouth, Monmouthshire NP25 3SZ



Four/five-bedroom family home
Spacious living accommodation
Private gardens

Located in Osbaston, just outside Monmouth, this property is well-positioned within short distance to Osbaston Church in Wales School and Monmouth School for Girls, with the Boys School and Monmouth Comprehensive just beyond. The charming market town of Monmouth is steeped in history, with bespoke shops, cafes, and restaurants as well as well-known 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

- Semi-detached property
- Four/five bedrooms
- Well-presented throughout
- Self-contained annexe
- Generously sized garden
- Driveway with off road parking



STEP INSIDE



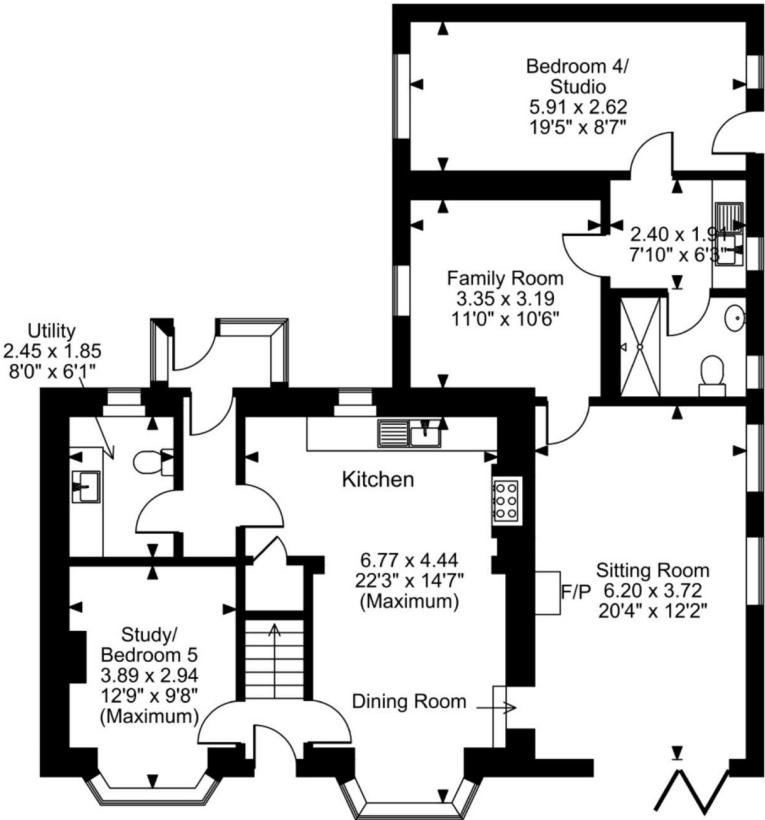
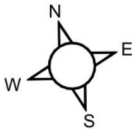
Welcomed into the hallway with the stairs to the first floor ahead, to the right, there is a dual aspect, open plan kitchen/dining room, filled with character, boasting a range of wall and base units, slate flooring and overhead beams with an original fireplace nook accommodating the range cooker.

From the kitchen, there is a useful utility and access to the front aspect and driveway. To the left of the entrance hall, there is a reception room, currently being used as a fourth bedroom, which enjoys a bay-aspect and a feature fireplace.

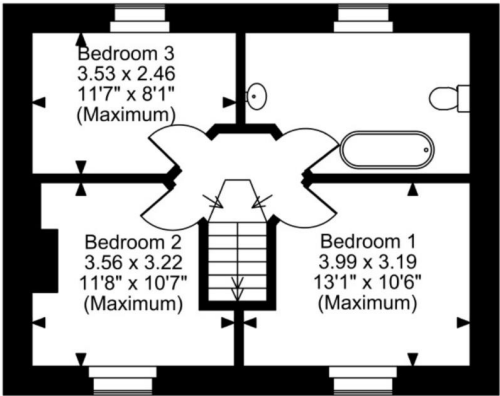
The spacious living room can be found from the kitchen, allowing a fantastic flow for family living and entertaining. The living room has bi-folding doors opening to the patio, and is furnished in a neutral palette, with oak flooring, white shutters, log burner and farmhouse style doors.

The office/family room can be found from the living room, which could be sectioned off to be part of a self-contained annexe if required. This part of the property has a kitchenette, modern shower room and dual aspect bedroom four/studio.

The Prospect, ProspectRoad Osbaston, Monmouth
Approximate Gross Internal Area
1720 Sq Ft/160 Sq M



Ground Floor



First Floor

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The position & size of doors, windows, appliances and other features are approximate only.
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To the first floor a split-level landing opens to three bedrooms, all of which are double. All bedrooms are brightly painted in fresh white, complimented by the warm tones of the wooden doors.

The family bathroom can be found from the landing, with a free-standing, roll top bath suite.

STEP OUTSIDE



You access the property via a shared driveway. The property enjoys private gardens, enclosed by six-foot fencing and mature trees and shrubs. A patio directly from the property provides space for al fresco dining and entertaining in summer months, while a gravel area beyond is centred by a beautiful tree. There is lawn beyond, and a further patio, offering additional dining space. To the side of the property, there is another lawned section and gravelled parking for several vehicles. There is also an electric car charging point.

AGENT'S NOTE:

The property has a self-contained annexe to include its own separate entrance, lounge, kitchen area, modern wet room and double bedroom.

There is also planning permission for a 'New single garage and upgrading of existing access from Prospect Road'. Planning ref: DM/2022/00390.

INFORMATION

Postcode: NP25 3SZ

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From the Monmouth office proceed on to the B4293 passing White Swan Court. On Turn left at the traffic lights into Monk Street A466. Take the left turn onto Osbaston Road. Continue along this road for half a mile, passing the school on the left-hand side. Turn right into Chaucer Way and proceed up the hill until you come to Prospect Road, continue for a short distance until you come to a long shared driveway on the righthand side which leads to Prospect cottage, N.B. You can't see the cottage from the road side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	69	75
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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