



MONMOUTH

Guide price £225,000



www.archerandco.com

To book a viewing call 01600 713030

7 MARY DE BOHUN CLOSE

Monmouth, Monmouthshire NP25 5UB



Well presented two bedroom semi-detached home
Close to local amenities
Perfect first time buy or rental investment opportunity

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

- Two-bedroom semi-detached property
- Flat walking distance to Monmouth town centre
- Cul de sac position
- Generous rear garden
- Well-presented throughout
- Driveway parking



STEP INSIDE



This immaculately presented two-bedroom semi-detached home 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.

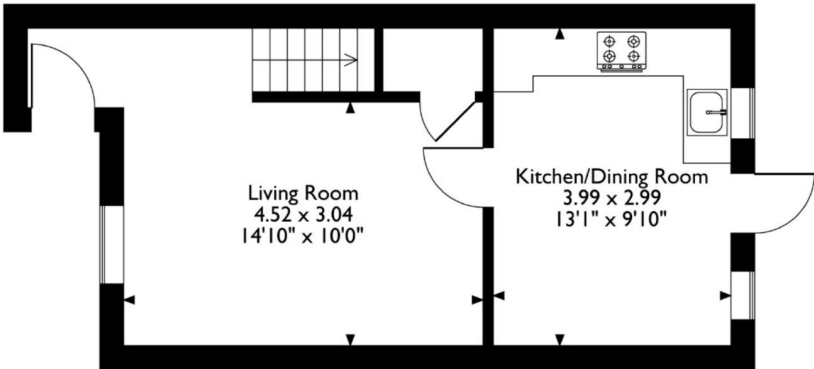
As you enter the property, you are greeted by an entrance hallway giving access to the living room and stairs to the first floor. The living room is a generous size and has a window to the front aspect, allowing ample natural light to flood the space. The living room also offers a convenient storage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

A door opens to the generously proportioned kitchen/dining room. The kitchen is fitted with a range of modern and stylish wall and base units with cooker, space for under counter appliances and ample room for a dining table and chairs. A door opens from the kitchen to the rear garden, making the space perfect for entertaining.

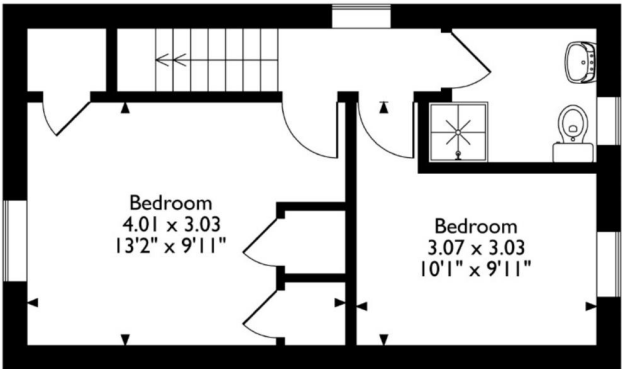
7, Mary De Bohun Close, Monmouth

Approximate Gross Internal Area

61 Sq M/656 Sq Ft



Ground Floor



First Floor

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 two bedrooms and the family bathroom.

The principal bedroom is a good size with the added benefit of two built-in storage spaces.

Bedroom two is also a double with a window to the rear aspect.

Finally, there is a modern shower room completing this lovely home.

STEP OUTSIDE



The property benefits from driveway parking for two vehicles.

At the rear, the tastefully landscaped garden offers a perfect blend of functionality and aesthetics. A spacious patio area provides an ideal setting for outdoor dining, entertaining, or simply relaxing and a pathway leads to a neatly maintained lawn. The garden is framed by an array of mature shrubs and trees, adding a sense of privacy.

INFORMATION

Postcode: NP25 5UB
Tenure: Freehold
Tax Band: C
Heating: Gas
Drainage: Mains
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 left to Mary De Bohun Close. Follow the road around and the property will be found on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		88
B (81-91)		
C (69-80)	73	
D (55-68)		
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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