



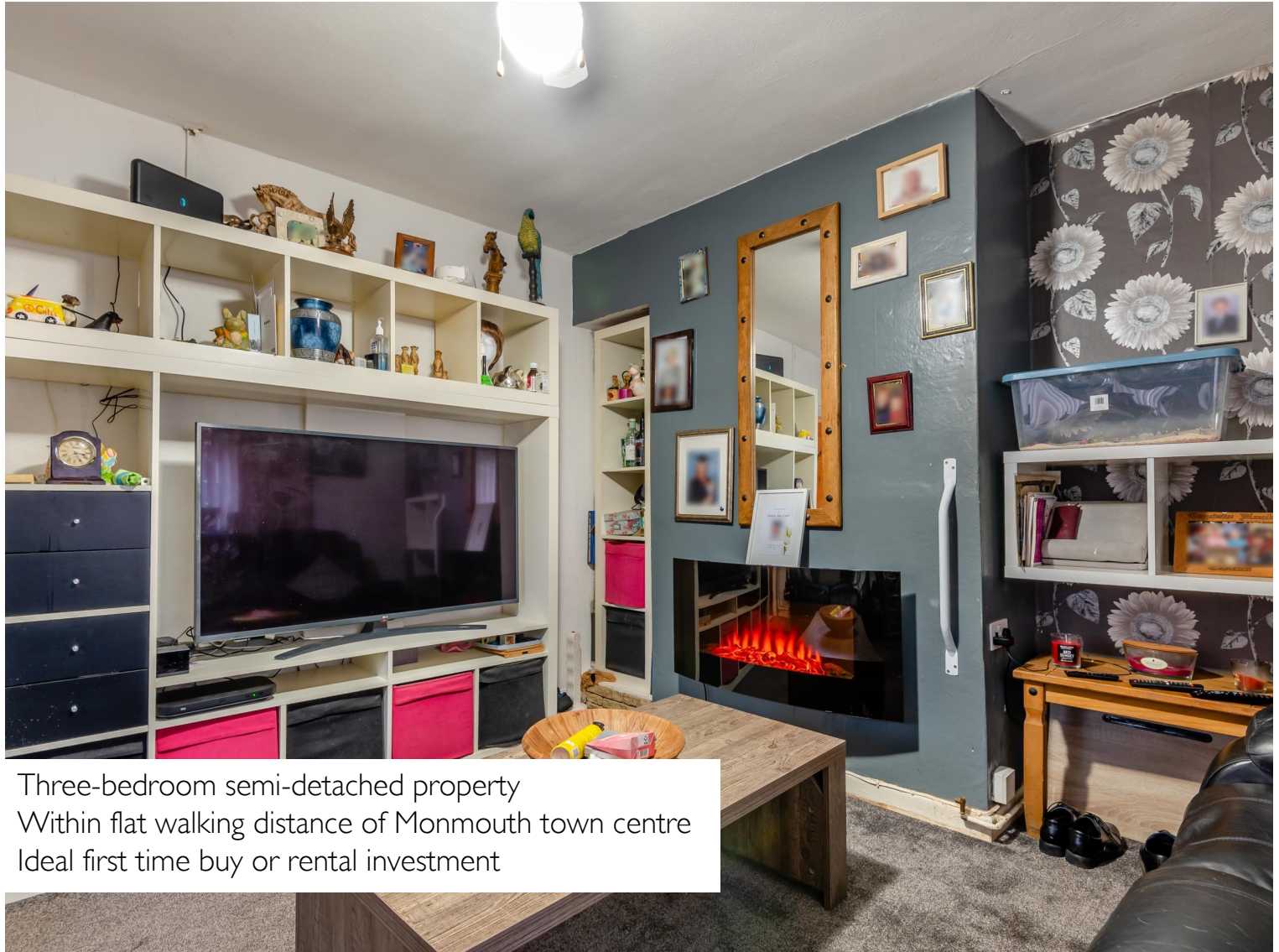
MONMOUTH

Guide price **£240,000**



6 GOLDWIRE LANE

Monmouth, Monmouthshire NP25 5AG



Three-bedroom semi-detached property
Within flat walking distance of Monmouth town centre
Ideal first time buy or rental investment

Located a short walk from Monmouth town centre, this characterful 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.



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£240,000



KEY FEATURES

- Three-bedroom semi-detached home
- Ideal first time buy or rental investment
- Three bedrooms
- Within walking distance to local amenities
- Courtyard garden
- Well-proportioned throughout



STEP INSIDE

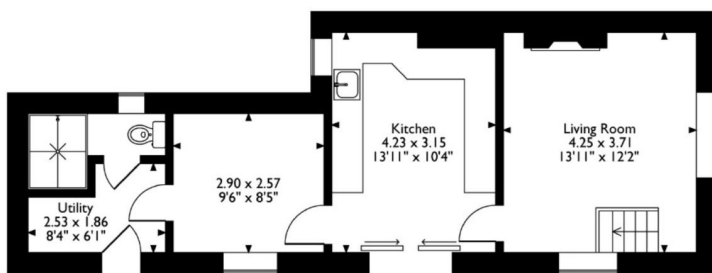


The property is accessed via a side gate, leading to two entry points - a door into the utility room or a sliding door into the kitchen.

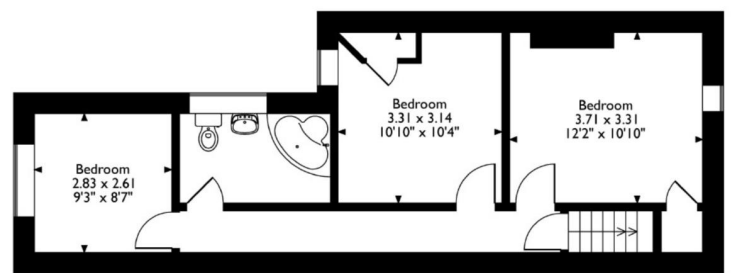
The front aspect of the property features a generous living room, complete with an electric fireplace that serves as a cosy focal point. An exposed staircase enhances the character of the space, adding to its charm.

The kitchen is well-appointed with a range of wall and base units, providing ample storage and workspace. It is fitted with a five-ring gas hob and offers enough space to accommodate a breakfast table and chairs, making it a sociable area ideal for casual dining. Sliding doors from the kitchen open directly onto the garden, creating a seamless connection between indoor and outdoor living.

6, Goldwire Lane, Monmouth
 Approximate Gross Internal Area
 90 Sq M/968 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.

Adjacent to the kitchen is an additional versatile space, currently being used to store the fridge freezer and storage but could be used as a study if required.

A further door leads to the utility room, which is equipped with plumbing and space for a washing machine and tumble dryer. From the utility, there is access to a convenient ground-floor shower room, adding practicality to the home.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms, each providing comfortable accommodation.

The family bathroom completes the upper level, offering a functional and well-sized space.

STEP OUTSIDE



The property features a courtyard garden. Thoughtfully designed, this low-maintenance space provides ample room for outdoor furniture, making it ideal for alfresco dining, relaxing with a book, or entertaining guests. There is space for an array of potted plants and a delightful pond serves as a focal point.

INFORMATION

Postcode: NP25 5AG

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

From our Monmouth office, proceed down Monnow Street and left onto Blestium Street. At the roundabout, take the second exit over the bridge. At the traffic lights continue straight onto Goldwire Lane, follow the road around and turn right by Abbeyfield House and the property is located on your left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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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