



WYESHAM

Guide price £195,000



www.archerandco.com

To book a viewing call 01600 713030

22 OAK CRESCENT

Wyesham, Monmouth, Monmouthshire NP25 3LB



Three-bedroom semi-detached property
Spacious living accommodation
No onward chain

The property is situated within the area of Monmouth called Wyesham located to the south east of the town centre, and is the gateway to this section of the Wye Valley, with the A466 meandering past the estate on its way into the heart of one of Wales' most glorious and famous landscapes.

So, all the activities that this Area of Outstanding Natural Beauty offers are literally on the doorstep, from gentle strolls through woodland to riding the river rapids, and everything in-between.

For shopping, socialising and further sporting opportunities, Monmouth town centre is within walking distance, as are some of the best schools in the county. This much-loved family home can offer a quiet location with family focused amenities and facilities nearby mixed with exciting opportunities to get out into the landscape and thoroughly enjoy living at this special spot.



Guide price
£195,000



KEY FEATURES

- Three-bedroom semi-detached home
- Popular location
- Generously proportioned throughout
- Two reception rooms
- Large level garden
- No onward chain



STEP INSIDE



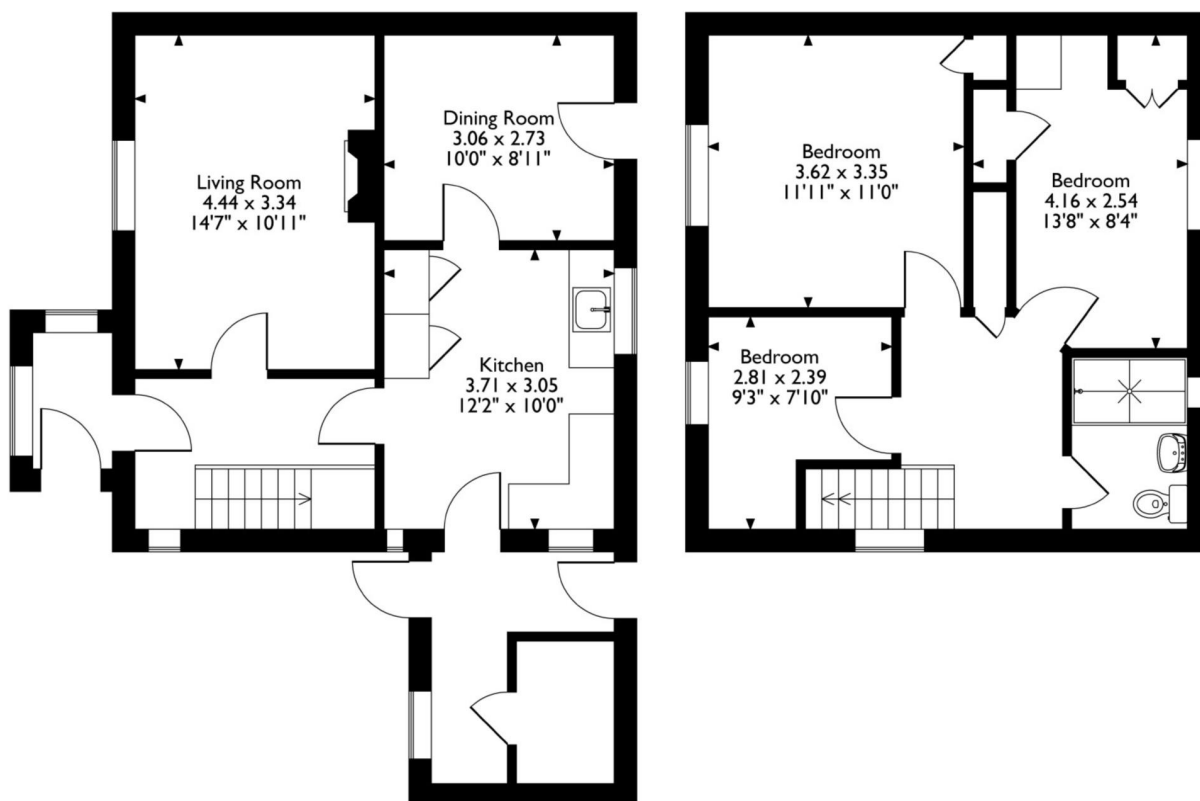
Upon entering the property, you're welcomed by a porch that leads into the main hallway.

At the front of the home is a bright and inviting living room, featuring a large window that fills the space with natural light and a gas coal-effect fire for added warmth and charm.

From the hallway, a door leads into the kitchen, which is fitted with a range of wall and base units and offers ample space for appliances.

The kitchen opens into a generous dining room, complete with access to the rear garden.

22, Oak Crescent, Wyesham, Monmouth
 Approximate Gross Internal Area
 Main House = 94 Sq M/1012 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.

Additionally, there is a door from the kitchen into a useful lobby area, which provides further access to the rear garden, a side entrance to the front of the property, and a doorway into a workshop area.

Upstairs, the landing leads to three well-proportioned bedrooms.

The principal bedroom includes a built-in storage cupboard, the second bedroom features built-in wardrobes, and the third is a spacious single.

Completing the accommodation is a well-appointed shower room.

STEP OUTSIDE



At the front of the property, there is a dedicated parking space, a charming walled garden, and a gated entrance with steps leading up to the home. The rear garden is a standout feature generously sized and thoughtfully designed. It offers a spacious patio area, perfect for outdoor dining or relaxing, which leads to a level lawn bordered by mature shrubs and trees. The garden also enjoys picturesque views of the surrounding hillsides, adding to its appeal.

AGENT'S NOTE: A new combination boiler has been fitted and the cold water system has been changed to mains supply.

INFORMATION

Postcode: NP25 3LB
Tenure: Freehold
Tax Band: C
Heating: Gas
Drainage: Mains
EPC: D





DIRECTIONS

Proceed out of town across the Wye Bridge towards Coleford/Chepstow. Proceed over the first mini roundabout onto the A4136 and at the second mini roundabout turn right towards Wyesham Road. Proceed along the road, just past the local shop and turn left onto Oak Crescent where number 22 can be found a short distance along on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		83
B (81-91)		
C (69-80)		
D (55-68)	59	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

2 Agincourt Square, Monmouth, NP25 3BT
 01600 713030
 monmouth@archerandco.com
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.