



OSBASTON

Guide price **£399,000**



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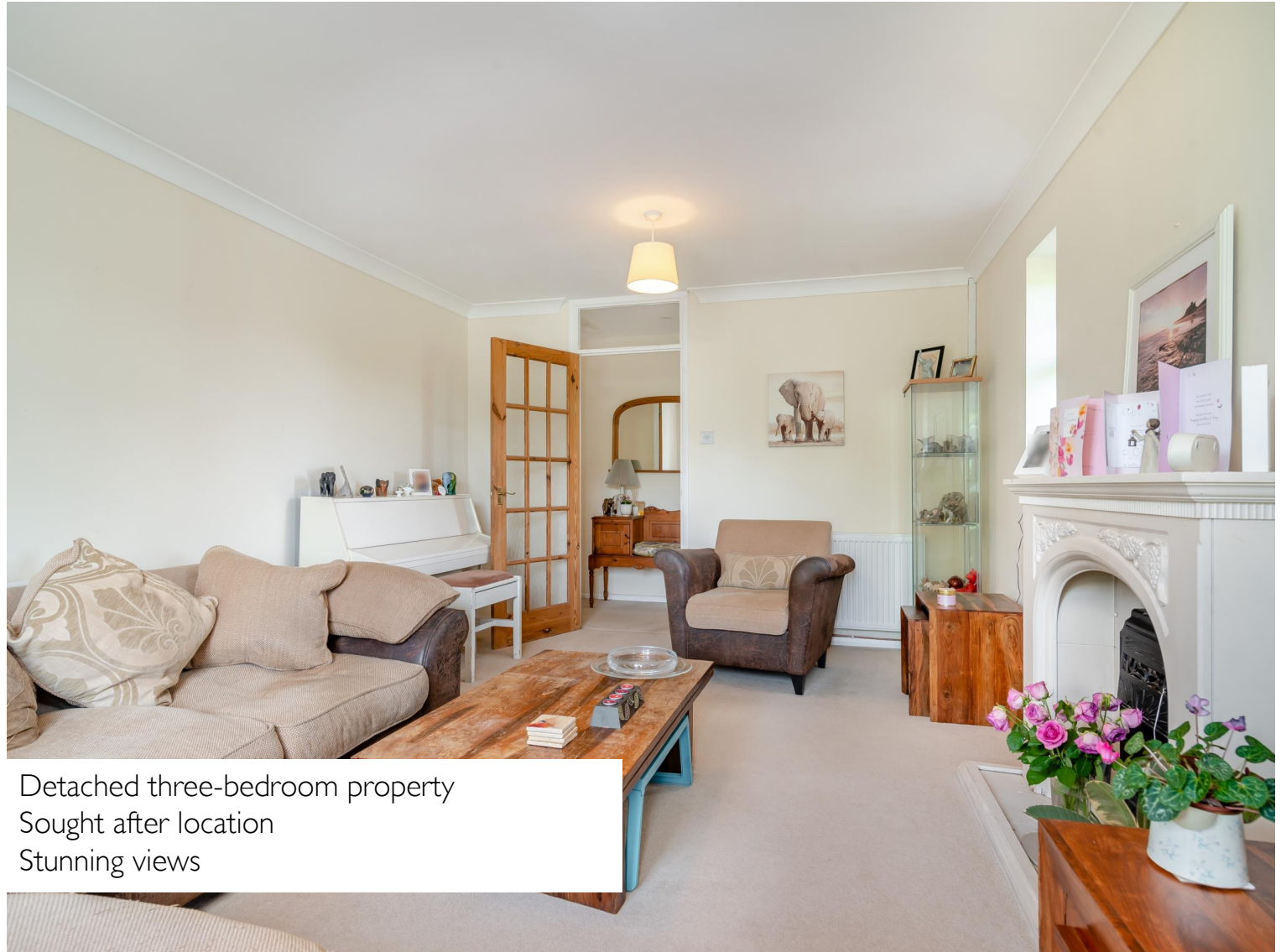
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To book a viewing call 01600 713030



# 6 LANCASTER WAY

Osbaston, Monmouth, Monmouthshire NP25 3BE



Detached three-bedroom property  
Sought after location  
Stunning views

This immaculately presented, detached home is located in the sought-after area of Osbaston, which is a suburb of Monmouth less than a mile North of the bustling town centre. 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's and Waitrose.

Well connected to the nearby A40 providing access to the M4 and in turn Cardiff and Bristol. In the other direction the A40 gives easy access to Ross-on-Wye and the M50/Midlands. Main line railway stations can be found in both Hereford and Abergavenny.





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### KEY FEATURES

- Detached Three Double Bedrooms
- En-Suite
- Double Garage
- Kitchen/Breakfast Room
- Beautiful Views
- Sought After Location





# STEP INSIDE



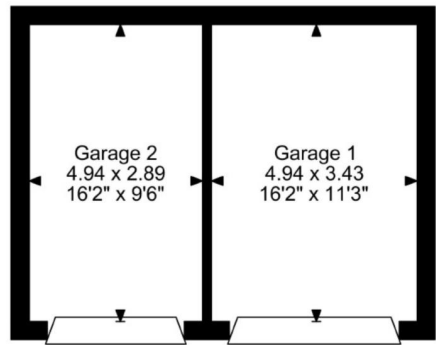
As you enter the property, you are greeted by a spacious hallway that leads to all rooms.

The lounge is situated at the front of the house and has two windows to the side aspects as well as a sliding patio door giving access to a balcony and offers stunning views of the hilltop countryside and also floods the room with natural light. There is a feature focal coal effect gas flamed fire, ideal for cosy winter nights.

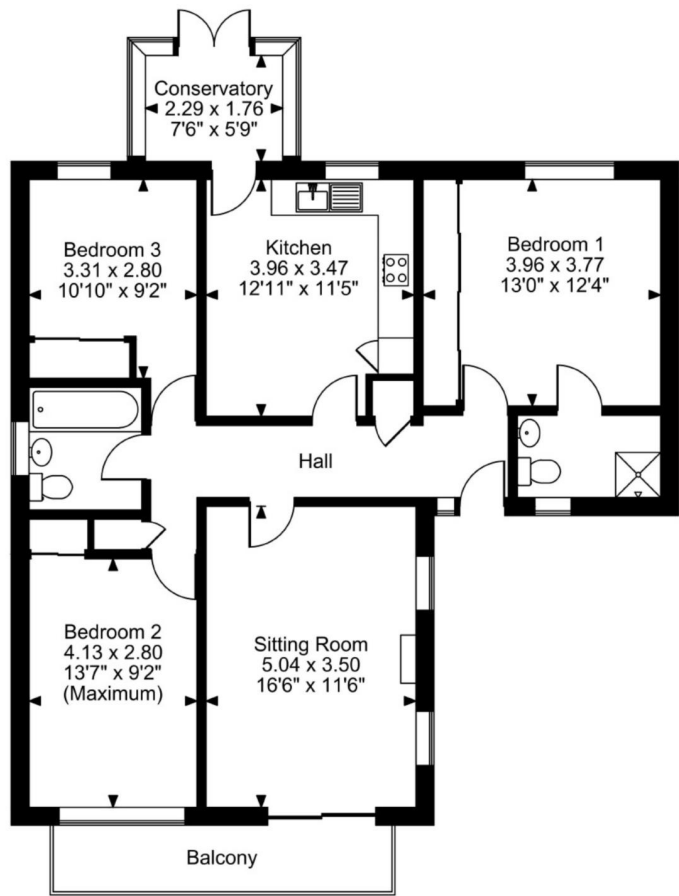
The kitchen/breakfast room is fitted with a good range of wall and base units, with built-in appliances to include, dishwasher and fridge/freezer. There are stripped wooden floor boards adding character to this well-proportioned room with plenty of space for table and chairs.

A window overlooks the private and spacious rear garden and a door leads to the conservatory, which makes an ideal peaceful further reception room with surrounding windows and a French door giving access to the large private rear garden.

Lancaster Way, Osbaston, Monmouth  
Approximate Gross Internal Area  
Main House = 1008 Sq Ft/94 Sq M  
Garages = 344 Sq Ft/32 Sq M  
Total = 1352 Sq Ft/126 Sq M



Lower Ground Floor



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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The property has three double bedrooms all with fitted wardrobes.

The principle has a large rear window overlooking the private garden and also boasts of fitted mirrored wardrobes and a modern en-suite shower room.

Bedroom two is a generous double, again with fitted wardrobes with beautiful views to the front aspect.

Bedroom three would accommodate a double and again has fitted mirrored wardrobes and a window enjoying a pleasant outlook of the rear garden.

The family bathroom comprises a W.C. Pedestal wash hand basin and a panelled bath with a fitted shower over.



# STEP OUTSIDE



To the front of the property there is a double width brick paved driveway for several vehicles and leads to the double garage. Steps lead up to the front door and there is access to the side garden and gated access to the rear.

The rear garden is a fabulous size and wraps itself around the property and offers a high degree of privacy. There is a large patio area but mainly laid to lawn with a range of plants and shrubs.

## INFORMATION

Postcode: NP25 3BE

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: C







## DIRECTIONS

From Monmouth take the A466 towards Hereford. After a short distance take the first left onto Osbaston Road and follow this past the school, pass through the village and take the last right turning, signposted Lancaster Way. Follow the road up the hill almost to the top where number 6 will be located near the entrance to Maddox close on the right handside.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		86
B (81-91)		
C (69-80)	69	
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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