



MONMOUTH

Guide price **£250,000**



A ARCHER & Co

www.archerandco.com

To book a viewing call 01600 713030

15 MONK STREET

Monmouth, Monmouthshire NP25 3NZ



Charming period home in the heart of Monmouth
Bright and airy living spaces throughout
Enjoy a private courtyard garden and rustic character

Situated on Monk Street, a very desirable street on the edge of Monmouth town centre, is this wonderful characterful and spacious town house. The property has significant kerb appeal and the spacious interior boasts plentiful original features, including sash windows, fireplaces and stripped floorboards, all of which add to its charm.

The charming market town of Monmouth is steeped in history, with well-regarded schooling, bespoke shops, cafes and restaurants as well as established retailers such as Marks & Spencer's and Waitrose. Well connected to the nearby A40 which provides 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

- Grade II listed three-bedroom town house
- Desirable Address
- Close to Monmouth town centre
- Character throughout
- Private courtyard garden



STEP INSIDE



Originally a coach house, the property was altered in the early to mid-19th century when its roof was raised, forming part of a terrace with adjacent houses. It was designated Grade II listed in 2005 for its architectural and historic interest, as part of a group of similar buildings marking the route from one of Monmouth's medieval town gates.

This characterful Grade II listed townhouse, with period features retained throughout, is ideally located on the edge of Monmouth town centre.

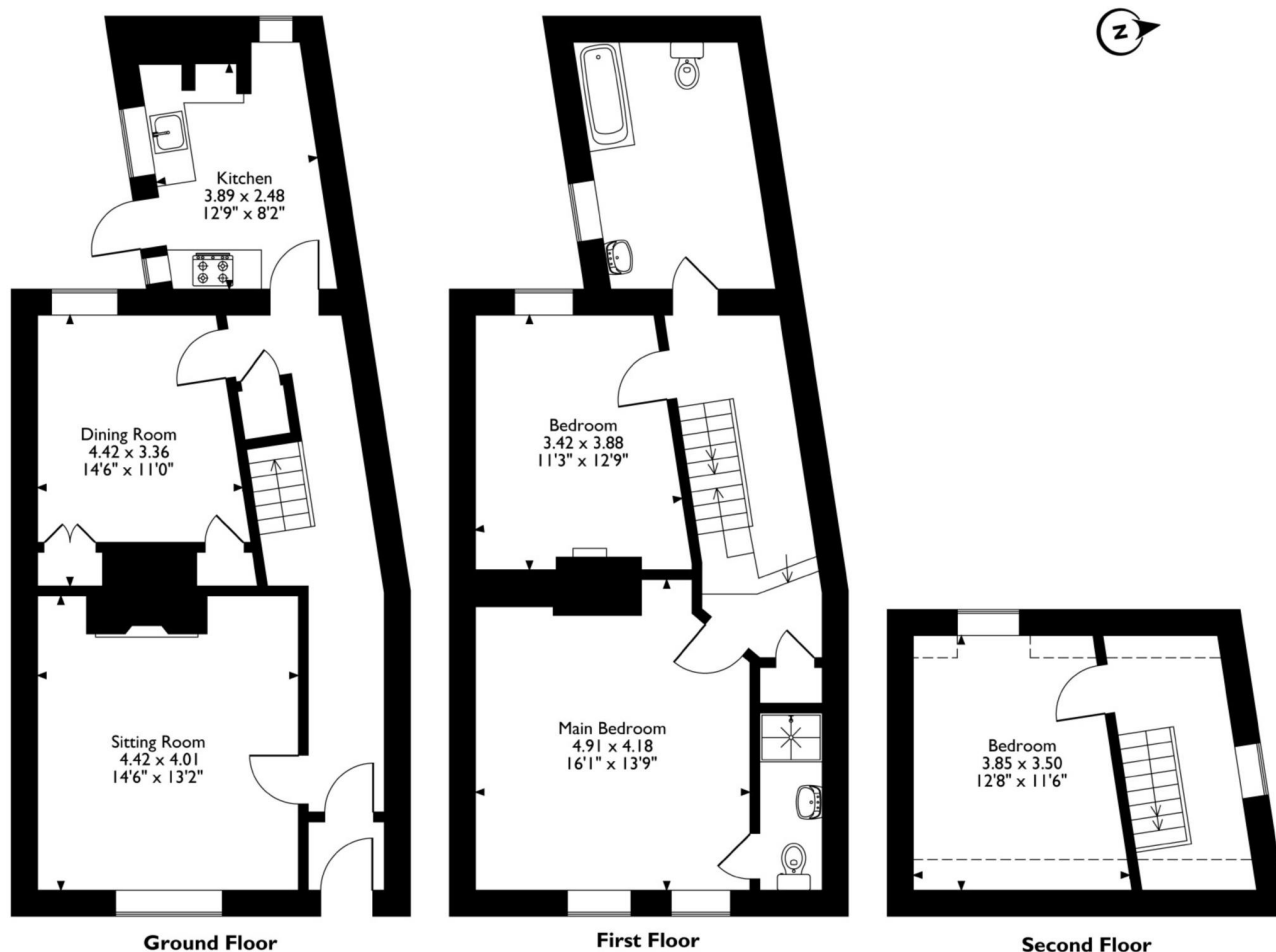
As you enter the property via a useful porchway, you are greeted by an entrance hallway with Victorian stone tiled flooring, storage cupboard and stairs to the first floor.

There is doorway leading to the sitting room with feature sash window to the front aspect and a feature fire place.

To the rear of the hallway, there is a useful understairs storage cupboard and access to the generously sized dining room, which features original elements including a fireplace with alcove cupboards on either side. A large window offers a lovely view of the rear courtyard garden.

The kitchen is also at the rear of the property and has a good range of wall and base units and plenty of space for appliances. The kitchen gives access to the pleasant private rear courtyard garden with double aspect windows making it a lovely light and airy room.

15, Monk Street, Monmouth
Approximate Gross Internal Area
128 Sq M/1378 Sq Ft



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.

The turned staircase gives access to the first floor.

There is a large family bathroom and a large double bedroom with window to the rear aspect and a lovely feature fireplace.

Further along the landing is an additional sitting room, which could serve as a pleasant master bedroom, featuring a fireplace and sash windows to the front aspect. It also benefits from access to a useful ensuite and a large storage cupboard.

A further staircase leads to the second floor, where the landing could easily be used as office space. This floor also provides access to a double bedroom with a lovely outlook over Monmouth.

STEP OUTSIDE



To the rear lies a beautifully private, walled courtyard garden. A charming space with established shrubs, complete with a quaint little shed tucked in the corner.

INFORMATION

Postcode: NP25 3NZ

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: Exempt



DIRECTIONS

From our Monmouth office, continue on Priory Street. Turn left at the traffic lights onto Monk Street and number 15 is located a short distance along on the right-hand side.



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



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