



WYESHAM

Guide price £245,000



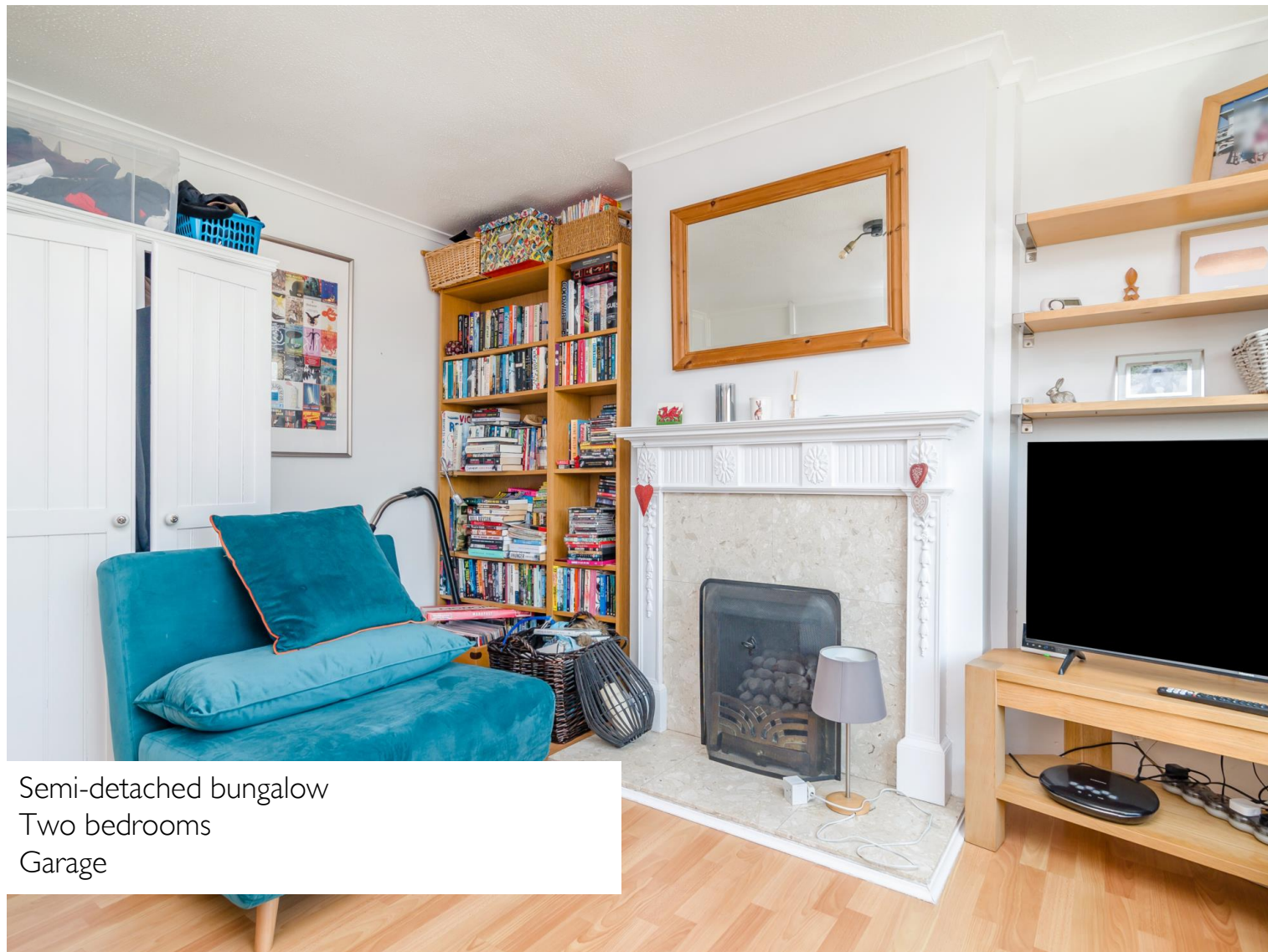
ARCHER & Co

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72 HILLCREST ROAD

Wyesham, Monmouth, Monmouthshire NP25 3LH



Semi-detached bungalow
Two bedrooms
Garage

This two-bedroom bungalow is situated in the popular location of Wyesham. The property comprises two double bedrooms, a light and airy lounge, kitchen breakfast room with a useful rear porch off and a family bathroom. There is a pleasant low maintenance rear garden as well as a driveway providing off street parking and a single garage.

The popular village of Wyesham is situated on the outskirts of Monmouth and offers convenient access to the Wye Valley Road leading to Chepstow and the Forest of Dean. The area benefits from a local shop with Post Office, Primary School, Church and nearby Pub and Supermarket. A wider range of amenities can be found in the nearby historic county town of Monmouth including well-known supermarkets sitting alongside independent shops as well as other retailers and a weekly market. There is a good choice of education options within the area and many dining options within an easy drive. For the more energetic, a wide range of sporting facilities are available nearby such as golf at Rolls of Monmouth Golf Club and rowing at Monmouth Rowing Club. The nearby A40 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

- Semi-Detached
- Two bedrooms
- Kitchen breakfast room
- Popular location
- Garage



STEP INSIDE

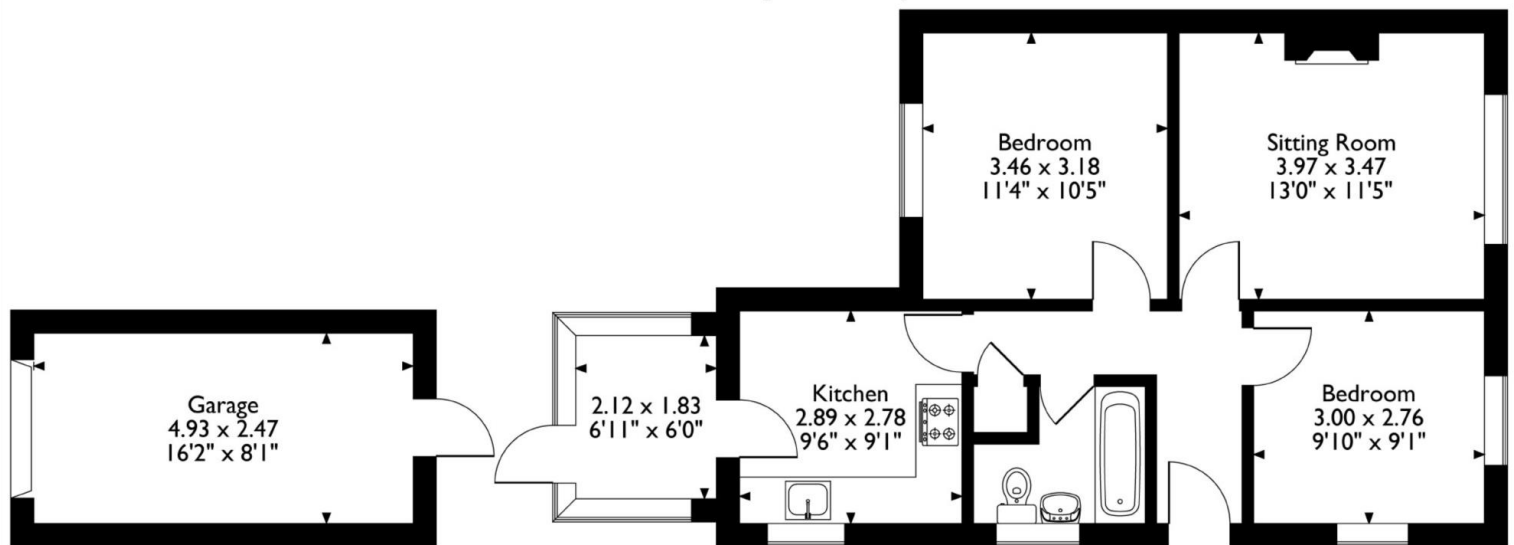


As you enter the property you are greeted by the hallway which gives access to all rooms.

The lounge is situated at the front of the property with a broad window to the front aspect flooding the room with natural light and giving a lovely view towards the Wye Valley hills. There is a coal effect fire ideal for those cosy nights.

The kitchen is positioned to the rear of the property and is fitted with a range of wall and base units and window to the side aspect. There is plumbing and space for a washing machine, space for fridge freezer and oven. There is plenty of room for table and chairs. Glazed door gives access to a useful rear porch, ideal for coats and shoes and access to the rear garden.

72, Hillcrest Road, Wyesham, Monmouth
 Approximate Gross Internal Area
 Main House = 58 Sq M/624 Sq Ft
 Garage = 12 Sq M/129 Sq Ft
 Total = 70 Sq M/753 Sq Ft



Ground 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.

The principle bedroom has a window over looking the rear garden and bedroom two has double aspect windows making this a light and airy room.

The family bathroom has a frosted window to the side aspect and is fitted with a panelled bath with a Triton shower over, pedestal wash hand basin and low flush W.C.

STEP OUTSIDE



The front of the property has an area to lawn and is enclosed by low level hedging. There is a driveway providing off street parking and leads to the single garage.

The rear garden has an area to both patio and lawn, with stoned borders and shrubs. There is a useful purpose-built outhouse ideal for storage and a lovely view towards the Kymin.

INFORMATION

Postcode: NP25 3LH

Tenure: Freehold

Tax Band: D

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. Proceed along this road taking the first turning left into Hillcrest Road. Continue up Hillcrest Road and number 72 can be located at the top of the road on your left.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	57	66
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



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