



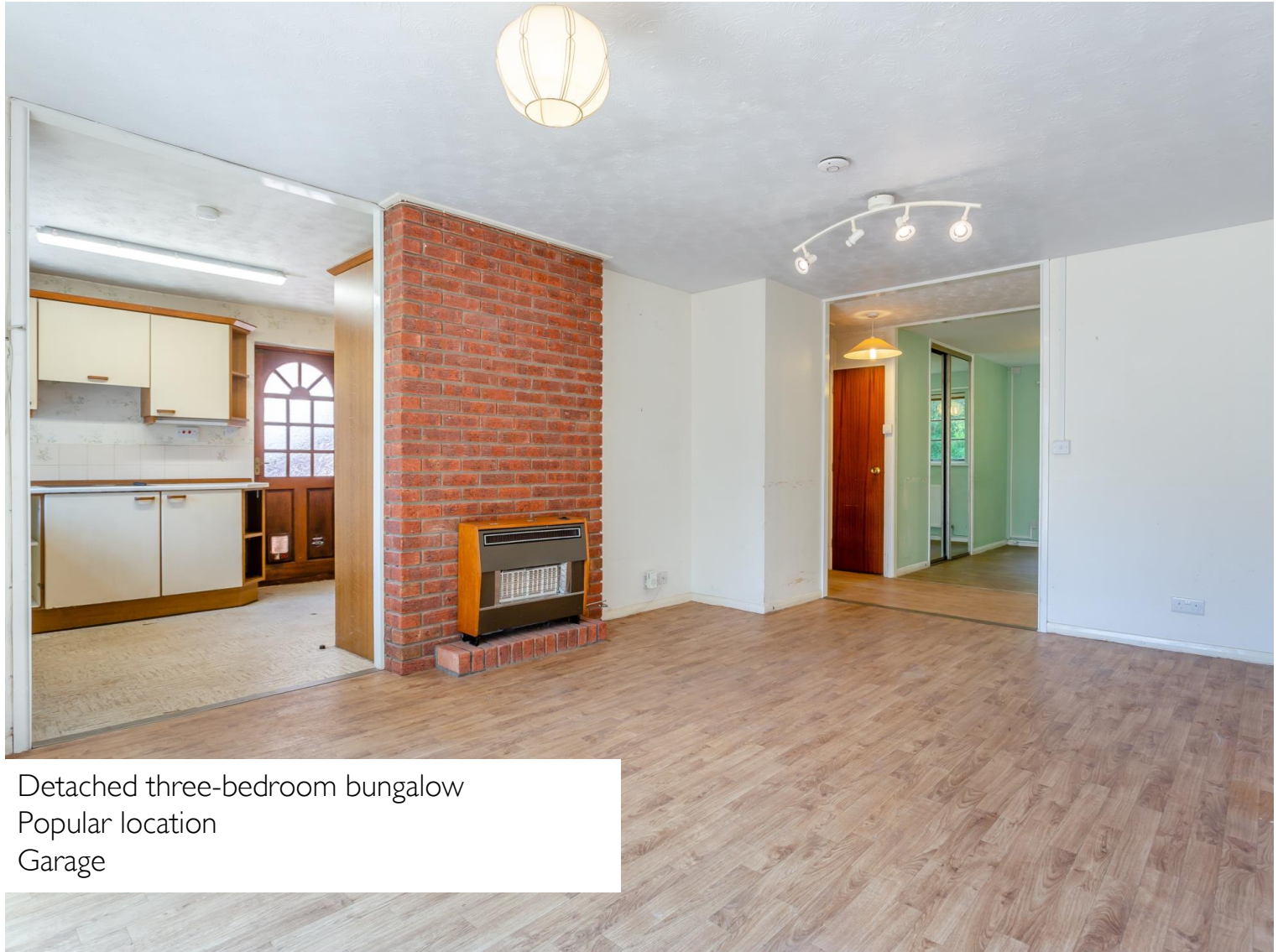
OSBASTON

Guide price **£375,000**



1 HOOK CLOSE

Osbaston, Monmouth, Monmouthshire NP25 3BD



Detached three-bedroom bungalow
Popular location
Garage

Situated on a corner plot is this three-bedroom detached bungalow in need of modernisation throughout and offers an exciting opportunity to put your own stamp on it. There is plenty of scope and room to extend (STP) if required. The property 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.



Guide price
£375,000



KEY FEATURES

- Detached bungalow
- Three bedrooms
- In need of some modernisation
- Private garden
- Garage



STEP INSIDE

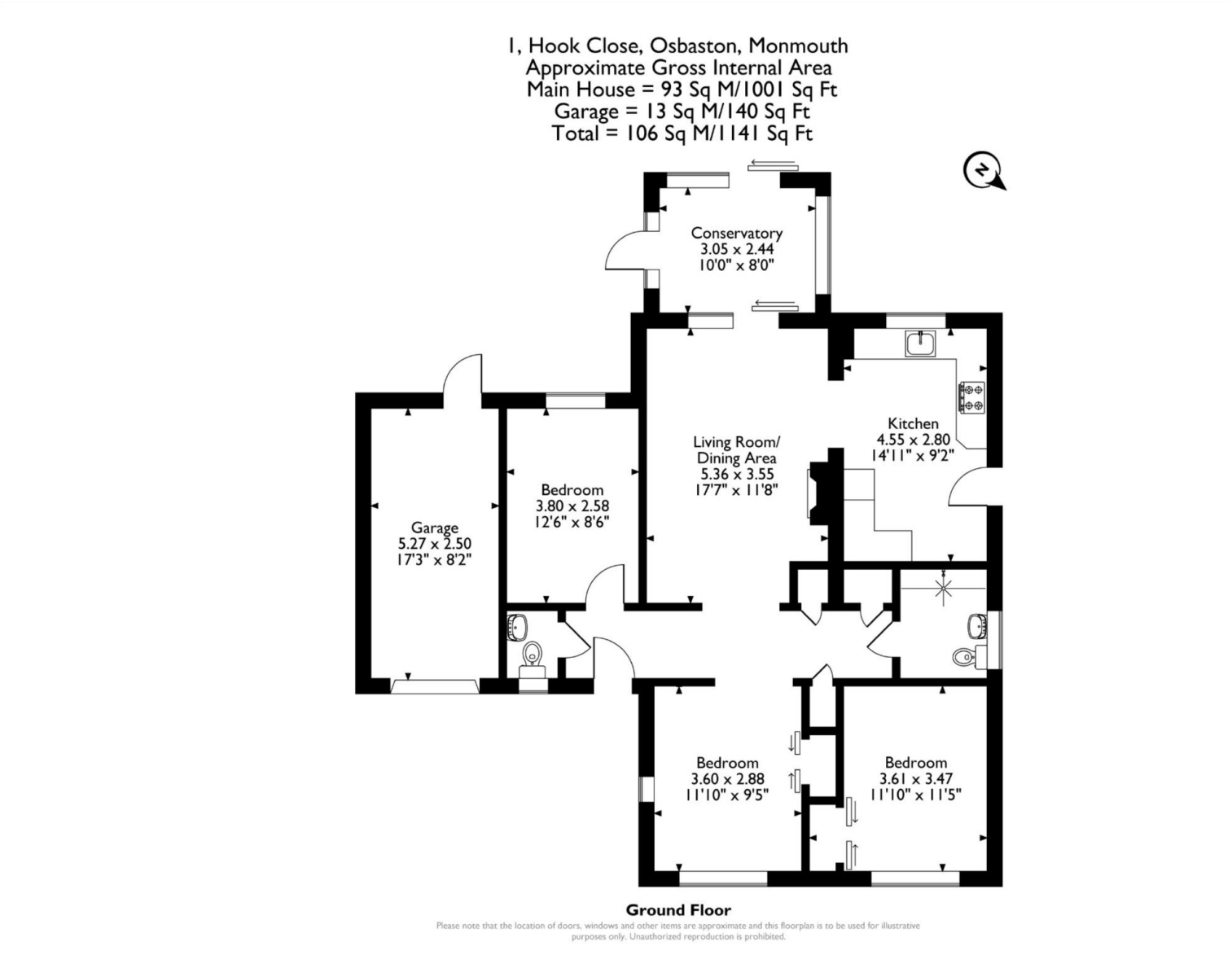


As you enter the property you are greeted by the hallway which gives access to all rooms, storage cupboards along with loft access, there is also a useful cloakroom as well as a walk in wet room.

The lounge is well proportioned and a generous size with sliding patio doors to a glazed lean-to conservatory and overlooks the rear garden.

The lounge has an opening into a kitchen/breakfast room, which is equipped with a range of wall and base units with space for appliances and table and chairs.

There is a broad window overlooking the pleasant rear garden. A door gives access to the side.



The principal bedroom has built-in mirrored wardrobes and windows to the front and side aspects. There are two further double bedrooms.

The bathroom has been adapted to a fully tiled walk-in wet room.

STEP OUTSIDE



The front garden has a driveway providing off street parking leading to the single garage. Area to lawns with shrubs. There is plenty of room to extend the driveway if required. There is side gated access leading to the rear garden.

The rear garden offers a good degree of privacy mainly laid to lawn with a small patio area as well as area laid to wood chip.

There is plenty of room to both side and rear for an extension on the property (subject to the necessary planning consents).

INFORMATION

Postcode: NP25 3BD

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

From our Monmouth office, proceed on Priory Street towards the traffic lights. At the lights take a left onto Monk Street, then left into Osbaston. Proceed past the school on your left, take a turn right onto Lancaster way. Proceed up the hill and Hook close will be located on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		82
B (81-91)		
C (69-80)		
D (55-68)	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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