



# MONMOUTH

Guide price **£220,000**





# 1 GROSMONT CLOSE

Monmouth, Monmouthshire NP25 5UF



2/3 Bedroom semi-detached home  
Well-presented throughout  
Spacious corner plot

Located on the edge of Monmouth town, this property is in a superb position within short distance to local amenities. 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 and Waitrose. Well-connected to the A40, the property allows for easy commuting with fantastic road links, yet is perfectly situated for rural living, with picturesque countryside surrounding and scenic walks.





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### KEY FEATURES

- 2/3 Bedroom semi detached
- Modern throughout
- Short walking distance of Monmouth town
- Spacious corner plot
- Off street parking



# STEP INSIDE



As you enter the property you are greeted by a spacious hallway, with stairs off to the first floor with a useful walk-in under stair storage cupboard, glazed door to the lounge, door to what is currently being used as bedroom three but could easily be utilised as a further reception room and leads to another room which is currently being used as a home office.

The lounge has recently been decorated with a fresh modern finish. There is a feature wall with wood panelling along with wood effect laminate flooring, there is a broad window over looking the private rear garden with a glaze French door making this a pleasant light and airy room.

Off the lounge is an opening to the modern kitchen with a range of wall and base units, single oven with a four-ring gas hob over, plumbing for automatic washing machine and space for a fridge/freezer.

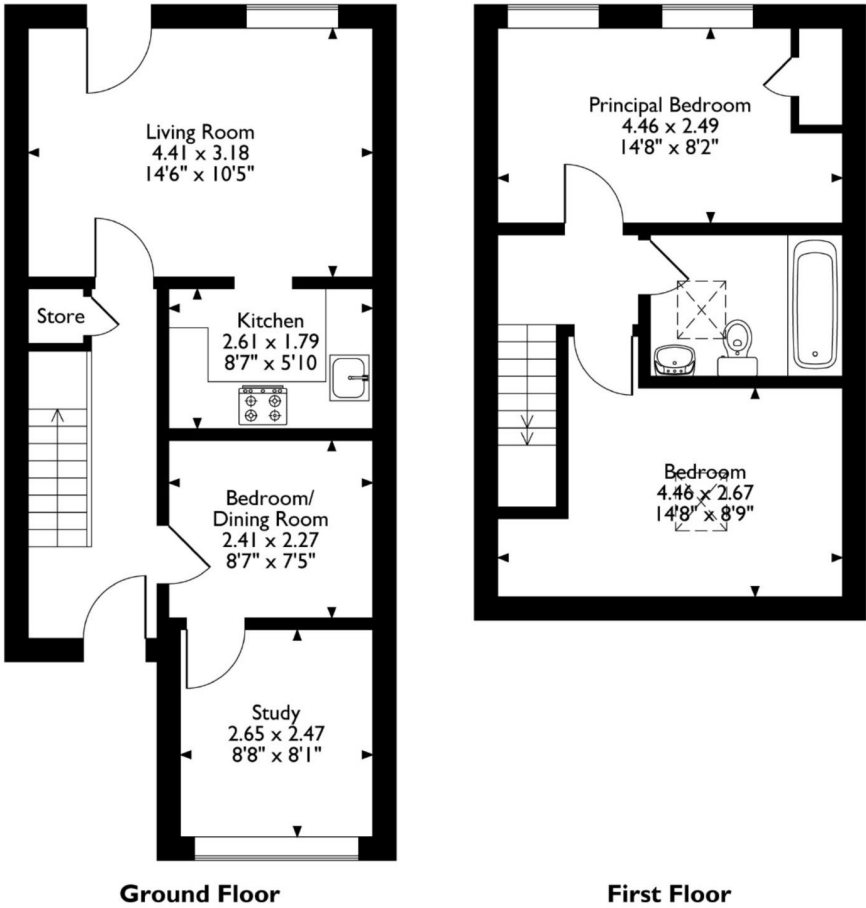
Bedroom three is a good size and has wood effect flooring and a glazed door through to a further room which is currently being used as a home office with a broad window to the front aspect.



I, Grosmont Close, Monmouth

Approximate Gross Internal Area

73 Sq M/785 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.

First Floor

The first floor gives access to two double bedrooms and a spacious family bathroom.

The principal bedroom is set at the rear of the property and has two windows over looking the rear garden again making this a lovely light and airy room, there is space for a free-standing wardrobe but also a walk-in cupboard with shelves and hanging rail and Worcester combination boiler.

Bedroom two is also a double with a Velux window to the front aspect.

The family bathroom is fitted with a three-piece suite to include a P shaped bath with Mira shower over and shower screen, pedestal wash hand basin and W.C.

# STEP OUTSIDE



To the front of the property has a large area laid to lawn with plenty of scope for an extension (STP) if required. There is off street parking for two vehicles and a side gate giving access to the rear garden.

The rear garden offers a good degree of privacy. There is a broad patio area as well as an area to lawn, slate chippings and a raised brick-built flower bed with shrub planting.

## INFORMATION

Postcode: NP25 5UF  
Tenure: Freehold  
Tax Band: D  
Heating: Gas  
Drainage: Mains  
EPC: C







## DIRECTIONS

From our Monmouth office, proceed down Monnow Street. Turn left onto Blestium Street and at the roundabout, take the second exit over the bridge. At the traffic lights, turn left onto Cinderhill Street and at the roundabout, take the second exit onto Portal Road. Turn right onto Link Road and right again onto King Henry V Drive. Veer to the right and take the second left hand turning and the property is on your left hand side





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	69	78
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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