



MONMOUTH

Guide price £240,000



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To book a viewing call 01600 713030

37 WYEFIELD COURT

Monmouth, Monmouthshire NP25 5TN

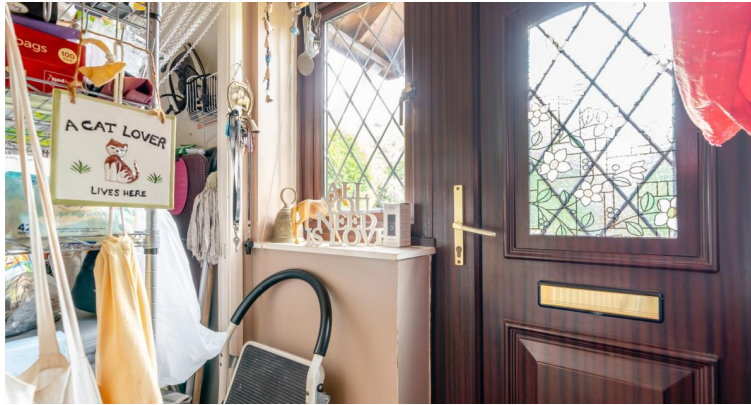


Three bedrooms
Semi detached
Parking

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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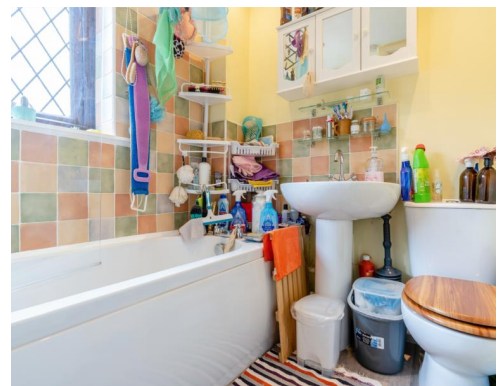


KEY FEATURES

- Semi detached
- Three bedrooms
- Parking
- Walking distance from Monmouth town
- Private gardens



STEP INSIDE



As you enter the property you are welcomed by a hall with a convenient cloaks storage and a doorway which opens up into the spacious L shaped open planned sitting and dining room.

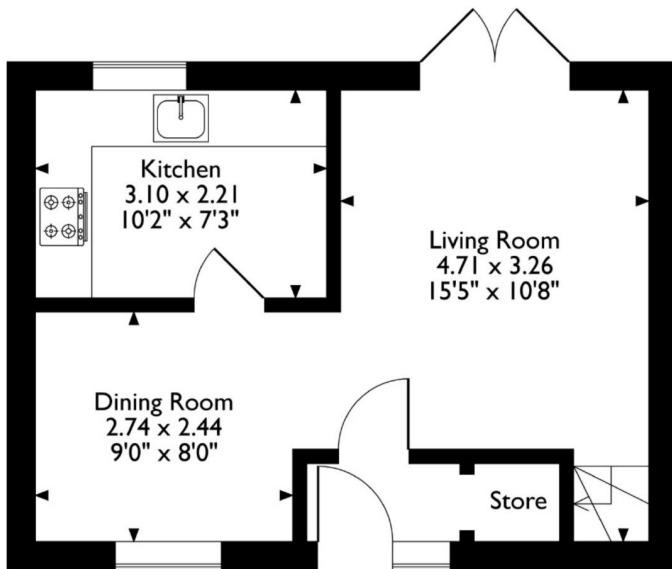
The dining area has a window to the front aspect and a door which leads to the kitchen.

The sitting area has French doors opening onto the private garden and stairs that lead to the first floor.

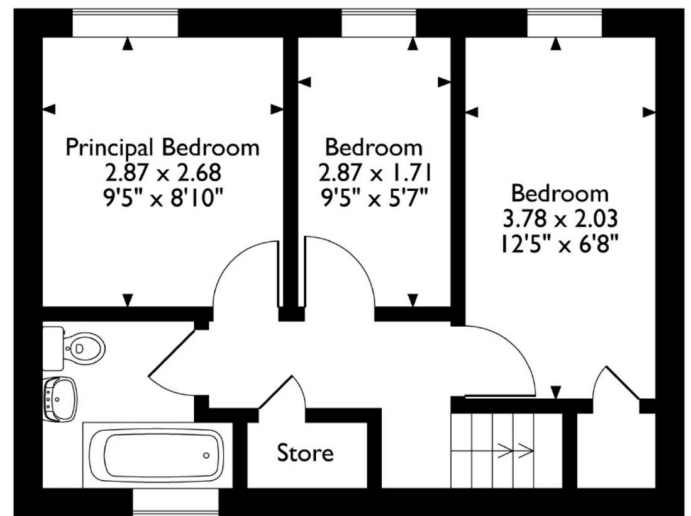
The kitchen has a range of wall and base units with built in oven and hob and space and plumbing for an automatic washing machine and also space for a dishwasher. A window overlooks the pleasant and private rear garden.

37, Wyefield Court, Monmouth

Approximate Gross Internal Area 62 Sq M/668 Sq Ft



Ground Floor



First 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 first floor has access to the three bedrooms and family bathroom.

The family bathroom is equipped with a panelled bath, overhead electric shower, W.C and a wash hand basin.

All bedrooms have a pleasant aspect to the rear.

STEP OUTSIDE



There is an attractive and private front garden laid to lawn with hedging and flowered borders.

The rear garden is a good size and again offers a good deal of privacy with patio area and area laid to lawn as well as planted borders. There are also outdoor sockets, a security light and outdoor tap. There is also access from the garden directly to the allocated off road parking space.

INFORMATION

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





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 take the second turning onto Wyefield Court. Follow the road around to the right where number 37 will be located on the right-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		83
B (81-91)		
C (69-80)		
D (55-68)	63	
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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