



MONMOUTH

Guide price **£215,000**

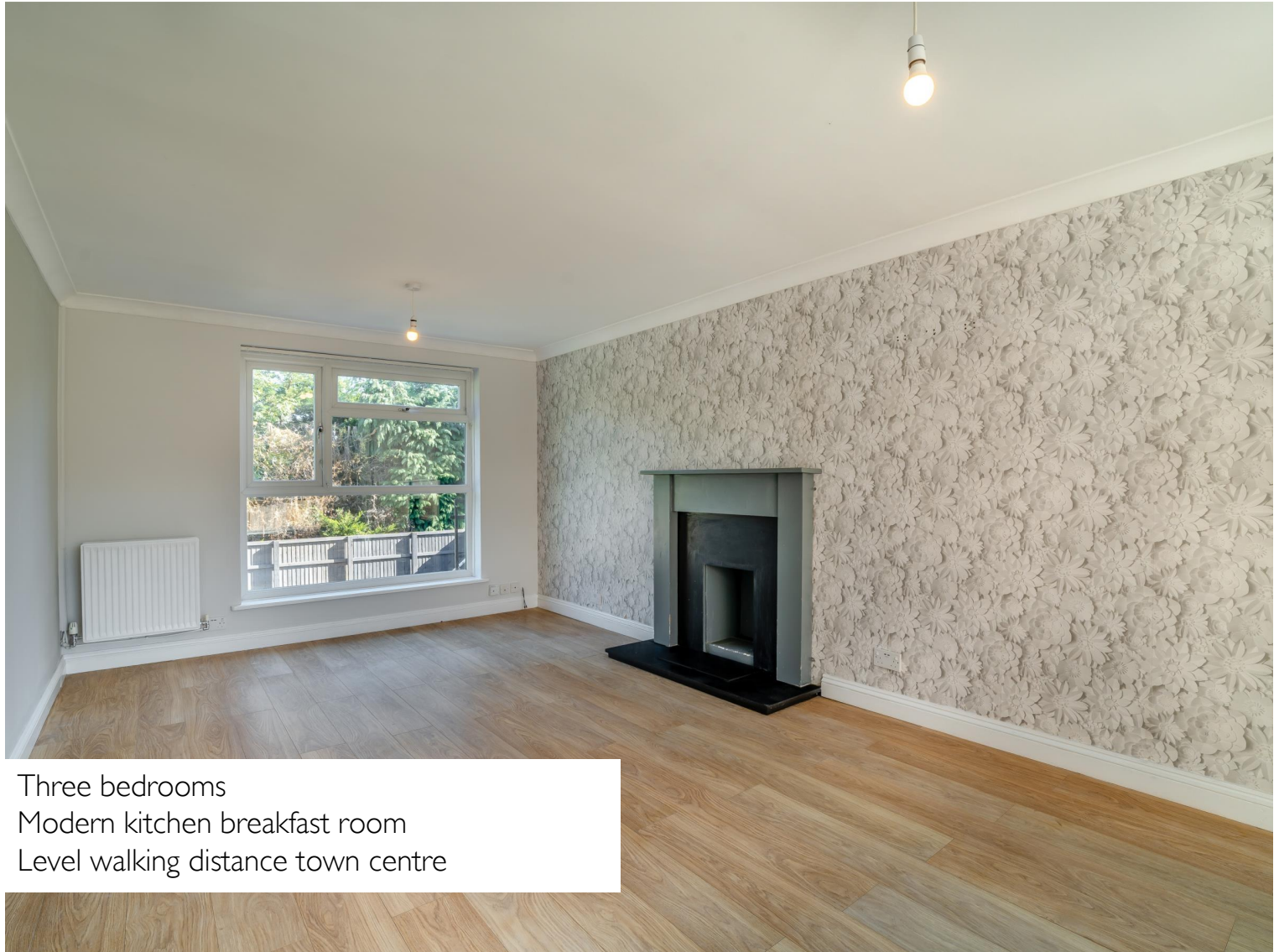


www.archerandco.com

To book a viewing call 01600 713030

7 CAPPERS PLACE

Monmouth, Monmouthshire NP25 5AL



Three bedrooms
Modern kitchen breakfast room
Level walking distance town centre

This well presented three-bedroom terrace house is situated right on the edge of Monmouth town, within short reach of all its local amenities. The property itself is offered for sale in great decorative order and offers a landscaped private garden. There is a fantastic basement at head height with power and light.

Located a short walk from Monmouth town centre, this property is a stone's throw from the bustling high street and local amenities, including food stores such as Marks & Spencer and Waitrose, a pharmacy and independent cafes and restaurants. Monmouth also benefits from fantastic schooling, catering to all ages. With accessible road links to the A40, the property allows for easy commuting to neighbouring towns and cities, while bordering the Wye Valley, outdoor pursuits and countryside walks can be enjoyed, creating a wonderful balance between town and countryside living.



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KEY FEATURES

- Three bedrooms
- Excellent decorative order
- Modern kitchen breakfast room
- Level walking distance town centre
- No chain
- Large basement



STEP INSIDE



Enter the property into a welcoming hallway, which provides access to the recently modernised kitchen/breakfast room, the lounge, and stairs rising to the first floor.

The kitchen has been newly fitted with a stylish range of modern wall and base units, with space and plumbing for appliances.

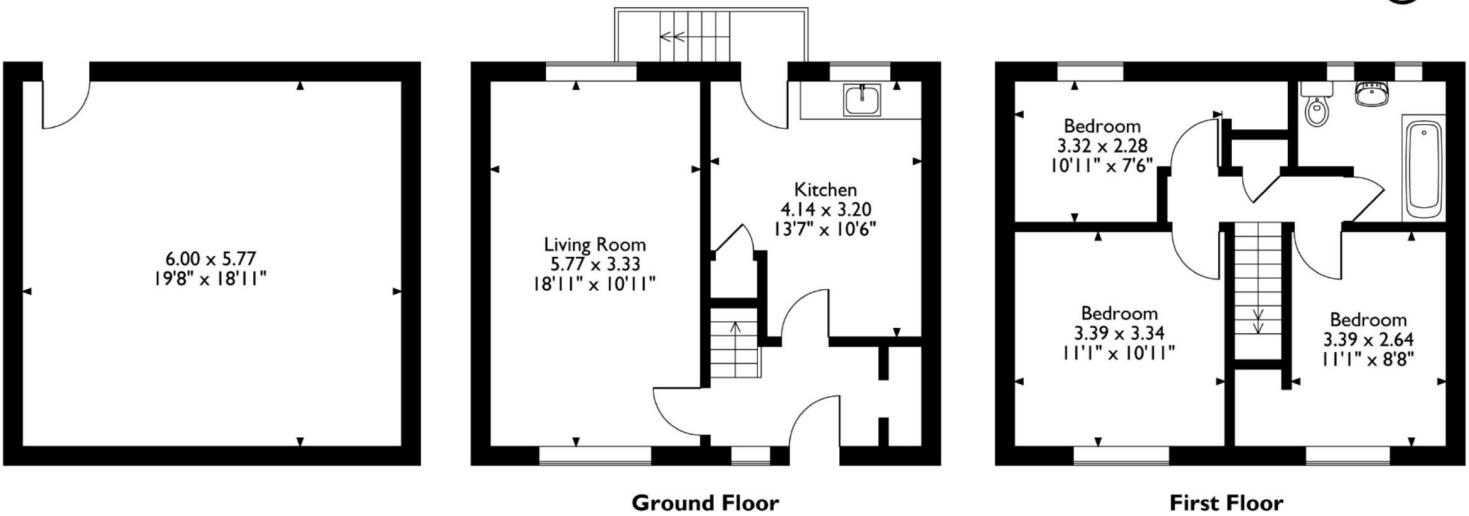
There is ample room for a table and chairs, along with a useful under-stairs storage cupboard. A rear-facing window offers garden views, while a door opens to a practical rear porch, which in turn leads out to the attractive garden.

The lounge is a fabulous, spacious, and light-filled room, enjoying dual-aspect windows to the front and rear. A focal feature fireplace provides a welcoming centrepiece.

7, Cappers Place, Monmouth

Approximate Gross Internal Area

78 Sq M/840 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.

On the first floor are three bedrooms, two of which are generous doubles, with the third being a well-proportioned single.

A modern family bathroom suite completes the accommodation.

STEP OUTSIDE



The rear garden has been thoughtfully landscaped with low maintenance in mind. It features an area laid to artificial lawn, sections of decorative stone chippings, and a stylish decked terrace, perfect for outdoor dining and entertaining. Gated access is available to the rear.

Beneath the property, a large and highly versatile basement offers two separate rooms with good headroom. This space provides excellent storage or could be adapted for a variety of uses such as a home gym or hobby area. The basement is equipped with power, lighting, and a radiator.

INFORMATION

Postcode: NP25 5AL

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From our Monmouth office, proceed down Monnow Street and left onto Blestium Street. At the roundabout, take the second exit over the bridge. At the traffic lights continue straight onto Goldwire Lane, follow the road around and Cappers place will be located on your righthand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92-100)			90
B (81-91)			
C (69-80)		75	
D (55-68)			
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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