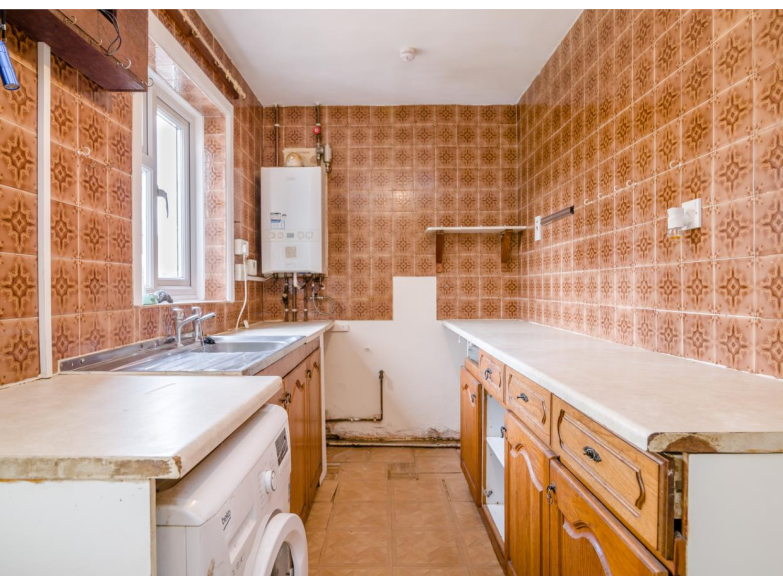




MONMOUTH

Guide price **£195,000**



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16 ROLLS AVENUE

Monmouth, Monmouthshire NP25 5AY



Traditional three bedroom semi-detached
In need of modernisation
Off street parking

Located in Rolls Avenue, this property is conveniently located within a short level walking distance to the market town of Monmouth. 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 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.



Guide price
£195,000



KEY FEATURES

- No Chain
- In need of modernisation
- Three bed-room
- Off street parking
- Generous garden
- Walking distance town centre



STEP INSIDE



Enter the property into the hallway, where stairs rise to the first floor, with doors leading to the family bathroom and the spacious lounge.

The lounge features a broad front-facing window, a beamed ceiling, and a doorway through to the kitchen.

The kitchen is fitted with a range of base units, plumbing for a washing machine, and a rear-facing window. There is space for a dining table and chairs.

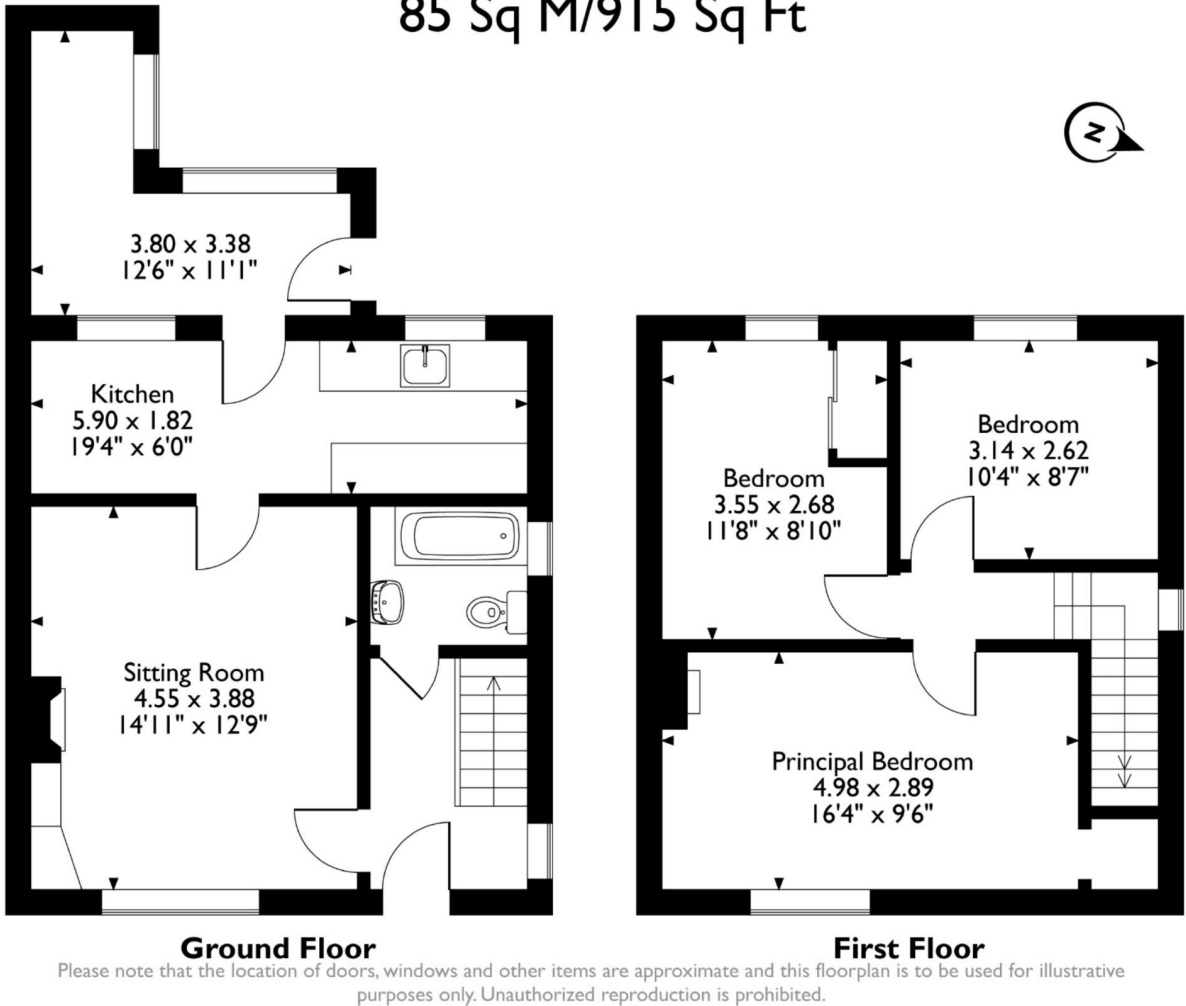
A door and additional window open into the purpose-built rear lobby, offering generous storage and direct access to the garden.

The family bathroom, located on the ground floor, is finished with tiled walls and flooring. It includes a panelled bath, W.C., pedestal wash hand basin, and an obscure side window.

16, Rolls Avenue, Monmouth

Approximate Gross Internal Area

85 Sq M/915 Sq Ft



First Floor

The landing provides access to three well-proportioned double bedrooms.

The principal bedroom enjoys a decorative wrought iron fireplace, a front-facing window, a single walk-in wardrobe, and an additional double open wardrobe space.

Two further double bedrooms both overlook the rear garden.

STEP OUTSIDE



The front garden is enclosed by low level walling and is mainly laid to lawn and expands to a generous side area with a driveway offering off street parking for several vehicles.

The rear garden is of a good size with an area to patio and lawn.

INFORMATION

Postcode: NP25 5AY

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From Monmouth town centre proceed down Monnow Street and follow the road around to Blestium Street. At the roundabout, take the second exit over the bridge. At the traffic lights, turn right onto Cinderhill Street and then proceed to the mini-roundabout turning onto Rockfield Road. Proceed up the road and turn left into Rolls Avenue where the property will be located on the righthand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	71	77
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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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.