



# MONMOUTH

Guide price **£225,000**





# 8 JORDAN WAY

Monmouth, Monmouthshire NP25 5EA



Desirable location  
Ideal First time buy  
Two reception rooms

Located in the highly desired Rockfield Estate, this property is conveniently located within 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.





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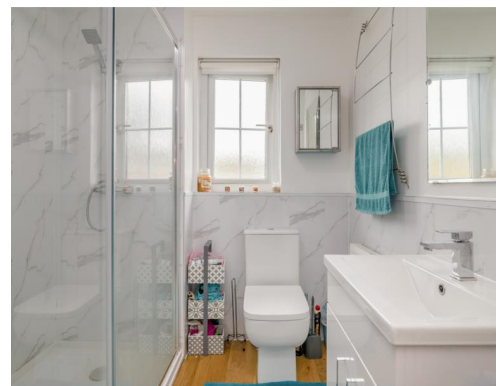


### KEY FEATURES

- 2-bedroom semi-detached property
- Popular location
- Conservatory
- Generous plot
- Off road parking



# STEP INSIDE



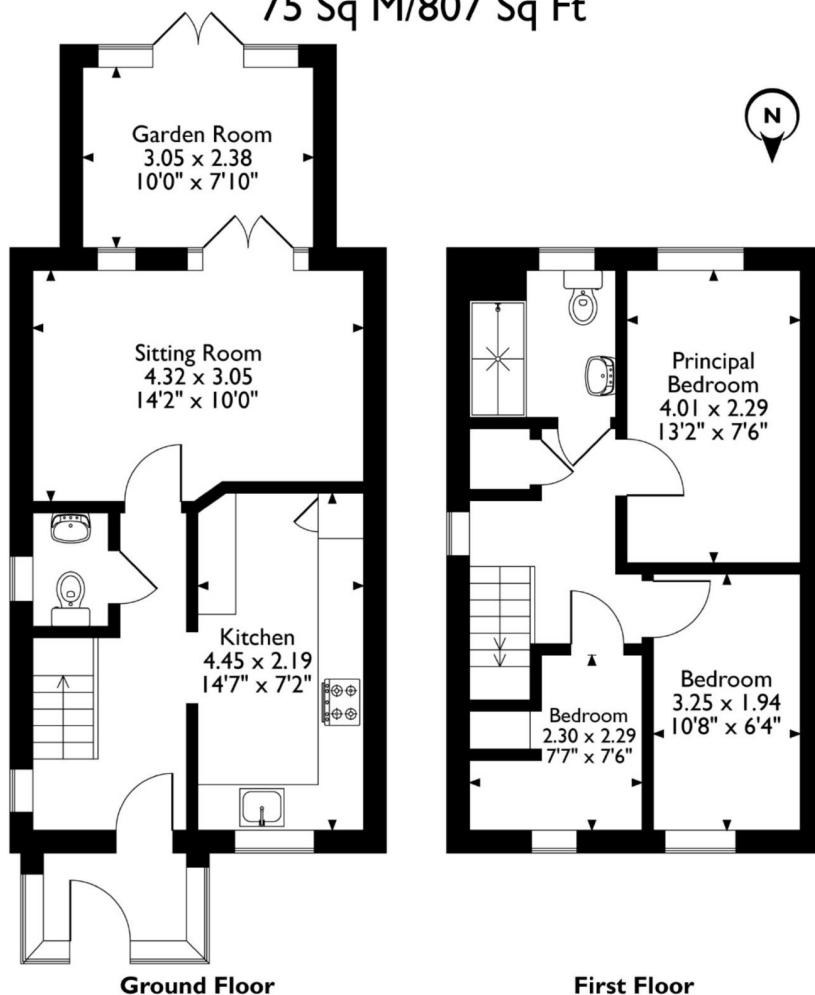
The kitchen is situated at the front of the property, enjoying views over the generous front garden. It is fitted with a range of wall and base units and includes a built-in oven, four-ring gas hob with extractor fan, plumbing and space for both a dishwasher and washing machine, as well as room for a fridge freezer.

The generous lounge is an ideal family space, featuring a focal fireplace.

Double doors lead through to a bright and modern conservatory, perfectly suited for dining or relaxing, with direct access to the rear garden.



8, Jordan Way, Monmouth  
Approximate Gross Internal Area  
75 Sq M/807 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, the landing features an airing cupboard and leads to the bedrooms and family bathroom.

The principal bedroom is a spacious double with fitted wardrobes and a rear garden aspect.

Originally a two-bedroom layout, the vendors have installed a partition wall in the former second bedroom, creating three bedrooms. This configuration now provides two front-aspect single rooms - one with a fitted wardrobe - while still retaining flexible options for family living.

A well-appointed family bathroom completes the accommodation on this floor.

# STEP OUTSIDE



The front of the property is particularly generous, providing ample off-street parking along with a lawned area.

The rear garden is fully enclosed and designed with low maintenance in mind, laid mainly to paving with a feature circular design. Raised planted borders add character and greenery, while a convenient wooden storage shed completes the space.

## INFORMATION

Postcode: NP25 5EA  
Tenure: Freehold  
Tax Band: C  
Heating: Gas  
Drainage: Mains  
EPC: TBC








## DIRECTIONS

From our office in Agincourt Square, proceed down Monnow Street bearing left at the end onto Blestium Street. At the roundabout take the second exit and proceed over the bridge. At the traffic lights, take a right-hand turn onto Cinderhill Street and take the first exit at the roundabout onto Drybridge Street. At the next roundabout, take the second exit onto Rockfield Road then at the next roundabout take the first exit onto Watery Lane. Follow the road around onto Jordan Way where the property will be located a short distance along on the right-hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		76	81
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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