



MONMOUTH

Guide price £210,000



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To book a viewing call 01600 713030

1 CASTLE CLOSE

Monmouth, Monmouthshire NP25 5UG



Three-bedroom semi detached
Popular location
Garage

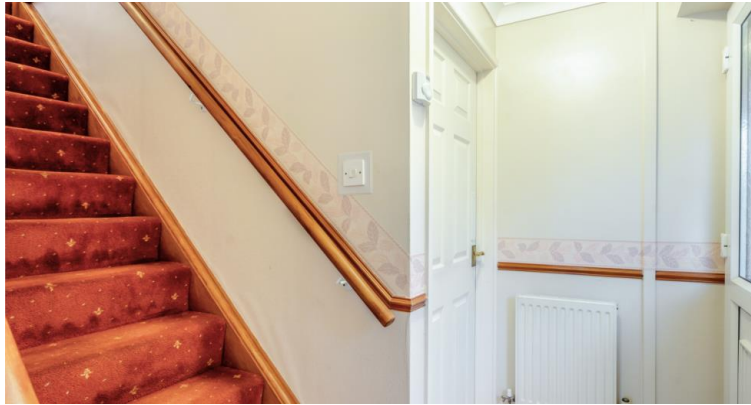
Located within walking distance of this lovely home are schools, a leisure centre, and every day facilities such as a doctor surgery and shops. But the centre of Monmouth is less than a mile away for an enviable choice of cafes, pubs and restaurants to choose from for meeting up with friends, plus a range of independent and national brand retailers, and sports and leisure opportunities such as cricket, football and a golf club.

The town can boast some of the best schools in the county as well as a location perfect as a permanent base for exploring the stunning Wye Valley Area of Natural Beauty, one of Wales' finest and most appealing areas offering an array of outdoor activities to try and to love, from hiking and biking to rambling and river-based activities.

To wander further afield, should you ever want to leave this fabulous location, and the main road south to Newport, Cardiff, Bristol via the M4 is the A40, and it skirts past the town so access to the main road network could not be easier. The A40 morphs into the M50 in a northerly direction, offering a direct route to Birmingham and The Midlands.



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KEY FEATURES

- Semi Detached
- Two Bedroom
- Popular location
- Ideal FTB
- Conservatory
- Garage



STEP INSIDE



Enter the property via the side porch, which offers ample space for coats and shoes, as well as a convenient door providing access to the rear garden.

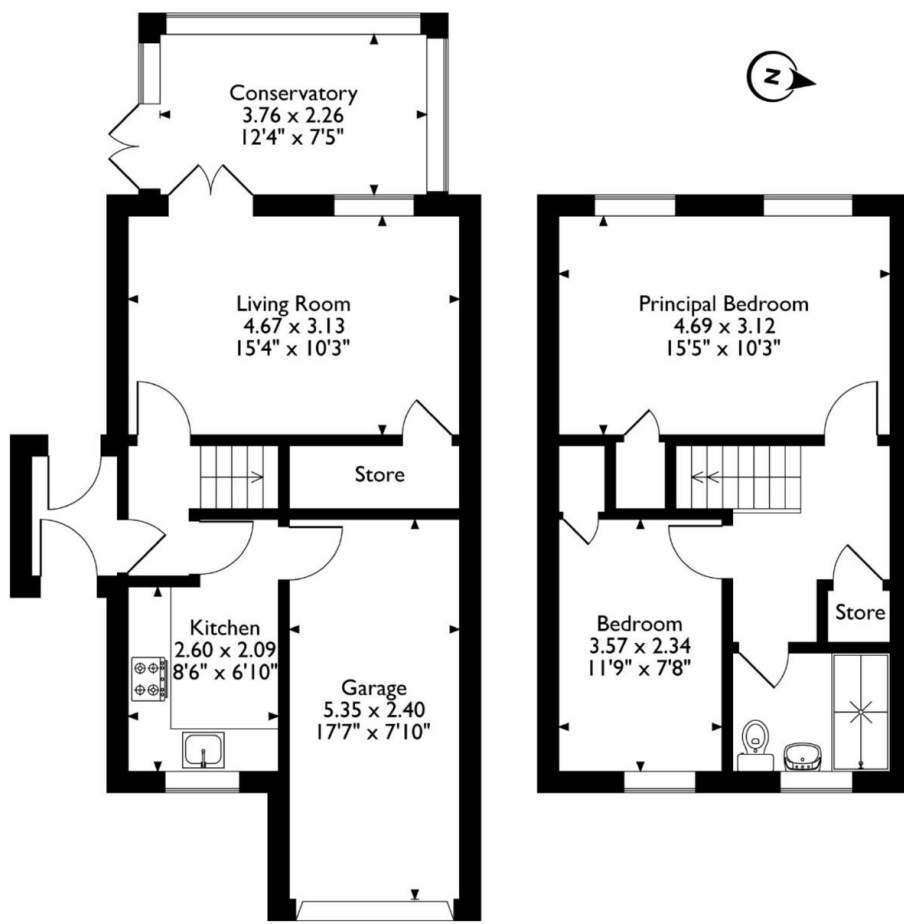
A doorway leads through to the hallway, where stairs rise to the first floor and doors open to the kitchen and lounge.

The kitchen enjoys a front-facing window and is fitted with a range of wall and base units, a single oven with a four-ring gas hob, and space for a fridge. A wall-mounted gas boiler is also located here. A personal door provides internal access to the single garage.

The spacious lounge features a window and French doors opening into the conservatory, creating a bright and inviting living space. There is also a large walk-in storage cupboard.

The conservatory, surrounded by windows, benefits from French doors leading out to the rear garden perfect for enjoying the outdoor space.

I, Castle Close, Monmouth
Approximate Gross Internal Area
90 Sq M/968 Sq Ft



Ground 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.

First Floor

First Floor:

The landing provides access to two double bedrooms and the family shower room, along with a useful shelved linen cupboard.

The principal bedroom is a generous size with ample space for bedroom furniture, and includes a built-in cupboard with a hanging rail. Two rear-facing windows overlook the garden, giving the room a bright, airy feel.

The second bedroom is also a double, with a window to the front aspect and a shelved cupboard for additional storage.

The family shower room, features a modern walk-in double shower, low flush W.C., and pedestal wash hand basin.

STEP OUTSIDE



The front has gated access to the double width driveway and single garage.

The rear garden is laid to patio and lawn with a wooden storage shed.

INFORMATION

Postcode: NP25 5UG
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 follow the road down to the end. Turn left onto Castle Close and number 1 can be located on the 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)	71	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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