



MONMOUTH

Guide price **£285,000**



ARCHER & Co

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To book a viewing call 01600 713030

1 ELSTOB WAY

Monmouth, Monmouthshire NP25 5ET



Modern throughout
Level walking distance of Monmouth town
No onward chain

In a sought-after quiet residential area, within level walking distance of Monmouth town, this lovely three-bedroom detached property with a wonderful kitchen/breakfast/family room. This property is in a convenient position within short walking distance to local amenities and Monmouth town centre.

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

- Three bedrooms
- Detached
- Modern Throughout
- Driveway
- Carport
- No onward chain



STEP INSIDE



As you enter the property, you are welcomed by the hallway, which provides access to the stairs leading to the first floor and a doorway into the lounge.

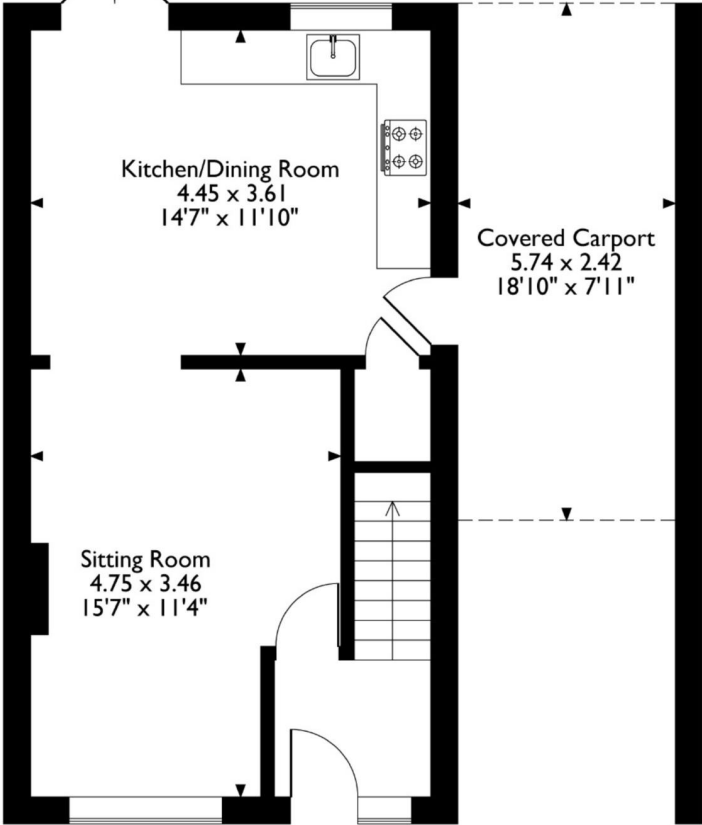
The lounge is a light and airy space with a front-facing window and a feature electric fire. A broad opening leads through to the kitchen/breakfast room, creating a lovely open-flow feel.

The kitchen/breakfast room is fitted with modern wall and base units and includes built-in appliances such as an oven, hob, and dishwasher. A large and useful understairs storage cupboard offers additional practicality, and there is ample room for a dining table and chairs. Windows and French doors open out to the rear garden, allowing plenty of natural light into the room. A side door also provides convenient access to the driveway.

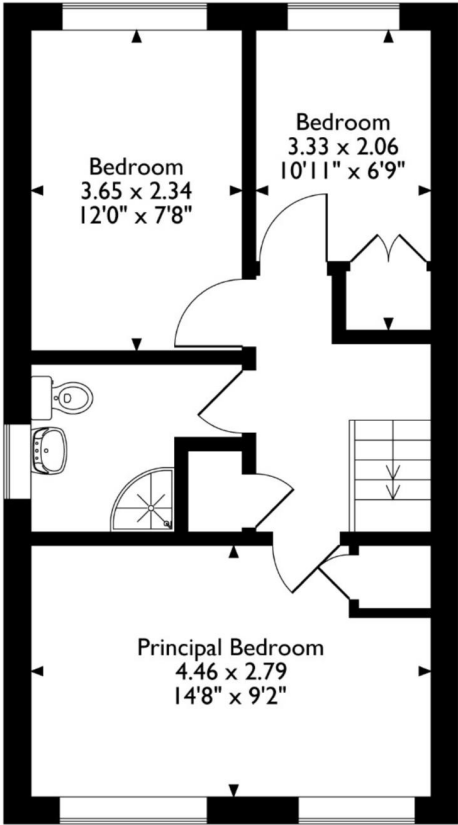
I, Elstob Way, Monmouth

Approximate Gross Internal Area

76 Sq M/818 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.

First Floor

The first-floor landing features a contemporary glass balustrade and provides access to a modern fitted shower room and three well-proportioned bedrooms, two of which benefit from fitted cupboards.

STEP OUTSIDE



The front of the property features a lawned area alongside a driveway and carport, providing off-street parking for several vehicles.

The rear garden includes a patio ideal for outdoor dining, an area laid to lawn, and a useful garden storage shed.

INFORMATION

Postcode: NP25 5ET
Tenure: Freehold
Tax Band: E
Heating: Gas
Drainage: Mains
EPC: D



DIRECTIONS

From our office in Agincourt Square, proceed down Monnow Street turning right at the bridge traffic lights onto the Rockfield Road. Proceed over the first mini roundabout, at the following roundabout take the first left into Wonastow Road. Take the second left signposted Elstob Way/Fitzroy Close where number 1 Elstob Way will be located a short distance along on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		85
B (81-91)		
C (69-80)		
D (55-68)	66	
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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