



FOUR BEDROOM DETACHED HOUSE ON SMALL DEVELOPMENT. LIGHT AND APPEALING KITCHEN/BREAKFAST ROOM LEADING TO CONSERVATORY. EASY ACCESS TO MONMOUTH AND RANGE OF FACILITIES. GOOD COMMUNICATION LINKS. EPC C

35 Old School Lane - £315,000 Guide Price

Wyesham, Monmouth, Monmouthshire, NP25 3PW

4 2 2



35 Old School Lane

Location & Description

Famous for its rich history, Monmouth is a vibrant market town situated at the confluence of the Rivers Wye and Mono. It is the birthplace of King Henry 5th, and has the unique landmark of the 13th Century Mono Bridge Gatehouse, the only one of its kind remaining in Britain. Monmouth is a popular tourist destination due to its proximity to the Wye Valley, a designated Area of Outstanding Natural Beauty. The lively cultural scene includes the Blake Theatre and an annual music festival. Not far away is the legendary Rockfield recording studio, made famous by a wide range of groups including Queen and Coldplay. The town has many independent shops, as well as the Waitrose and M&S food store! Good communications are another factor in the area's popularity.

Property Description

Situated within a short distance of Monmouth town centre, 35 Old School Lane comprises a 4 bedroom detached house constructed some 10 years ago, and positioned in a quite cul de sac. Of brick construction under a hipped and pitched roof Number 35 is one of approximately 40 properties, of varying designs, in the small development of Old School Lane. The entrance hall leads into a light and welcoming sitting room with a deep bay window to the front, which then opens into the kitchen/breakfast room filled with natural light from the double doors which open into the conservatory. To the first floor, accessed off the spacious landing, is a master bedroom with ensuite shower room, together with three further bedrooms and a family bathroom.

Outside, the rear garden provides an attractive paved sun terrace, a level lawn and a single garage and driveway. For those looking potentially interested we strongly recommend an early internal viewing.

Entrance Hall

Canopied front door leads to entrance hall and door to

Cloaks & W.C

Wash hand basin and w.c.

Sitting Room

A light and welcoming room with deep bay window to front elevation. Door to useful understairs storage cupboard. Radiator. Carpet. Stairs leading to first floor.

Kitchen/Breakfast Room

A room filled with natural light. Range of white, floor and wall mounted units. Built in Bosch dishwasher, cooker and four ring hob, with extractor hood over. Built in fridge freezer. Sink. Window over looking rear garden. Breakfast/dining area. Vinyl flooring. Double opening French doors to

Conservatory

Glazed to all sides with most useful blinds to both roof and windows. Vinyl flooring. Double French doors opening to garden

Landing

Generous landing area. Carpet. Doors to bedrooms and bathroom. Door to airing cupboard with Baxi Duotec boiler.





Master Bedroom & En-Suite

A well proportioned room with window to front elevation. Radiator. Carpet. Door to en-suite shower room with wash hand basin and w.c.

Bedroom Two

Window to rear elevation. Radiator. Carpet.

Bedroom Three

Window to rear elevation. Radiator. Carpet.

Bedroom Four

Window to front elevation. Radiator. Carpet.

Family Bathroom

White suite comprising bath with hand held shower attachment. Wash hand basin, w.c. Obscured window to front elevation

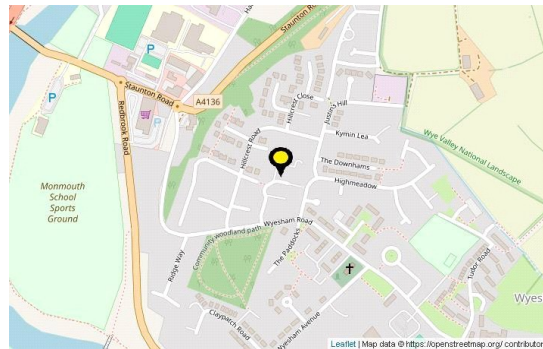
Outside

Accessed either directly from the conservatory, or via a wooden pedestrian side gate, the rear garden has an attractive paved sun terrace, steps lead down to a lawned area bounded by a wooden fence and planted with a range of attractive shrubs. To the front is a single garage and a driveway providing off road parking.



Directions

Leave Ross at Wilton Roundabout (BP Service Station) taking the A40 towards Monmouth. At the traffic lights turn left taking the A466, going straight over the first mini roundabout, and taking the second exit at the second mini roundabout onto Wyesham Road. After a short distance turn left into Old School Lane, and then bear right into the cul de sac. Number 35 will be found on the right hand side.



Services

We have been advised that mains water, electricity, gas and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Ross On Wye Office, Tel: 01989 768 320

Council Tax

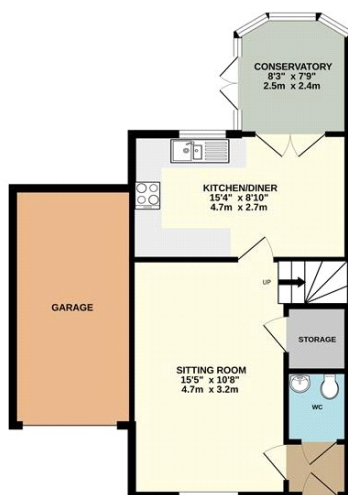
COUNCIL TAX BAND "E"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

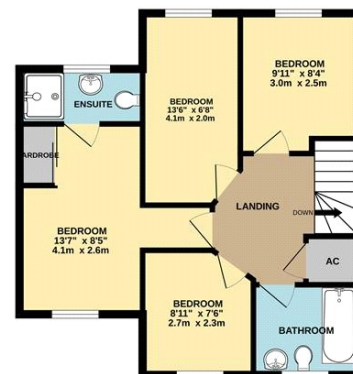
EPC

The EPC rating for this property is C

GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 1136 sq.ft. (105.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ross-on-wye Office
30 Gloucester Road, HR9 5LE
Tel: 01989 768320

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1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



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