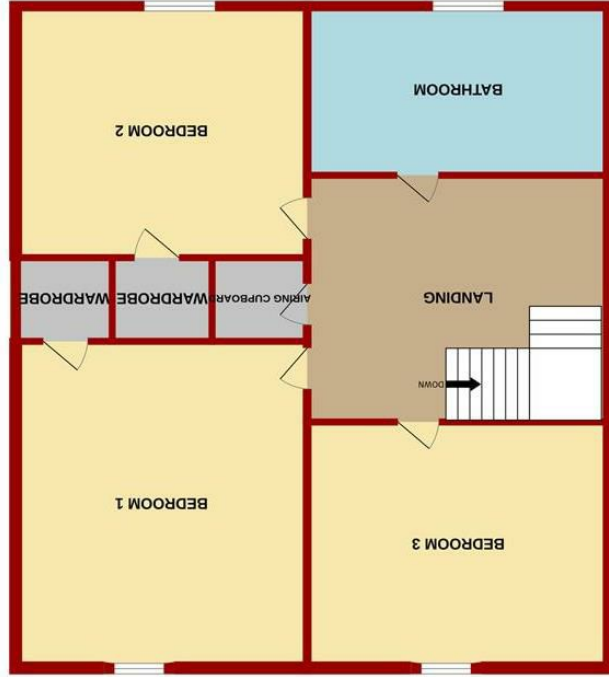
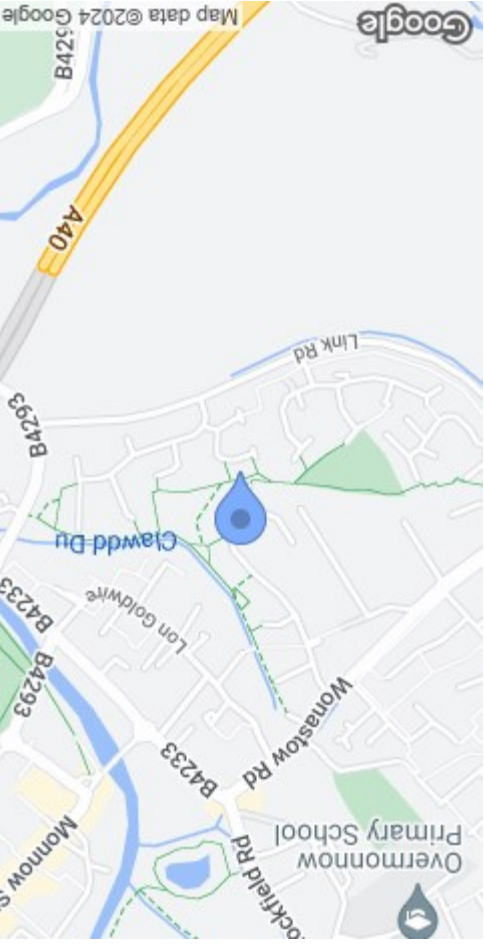


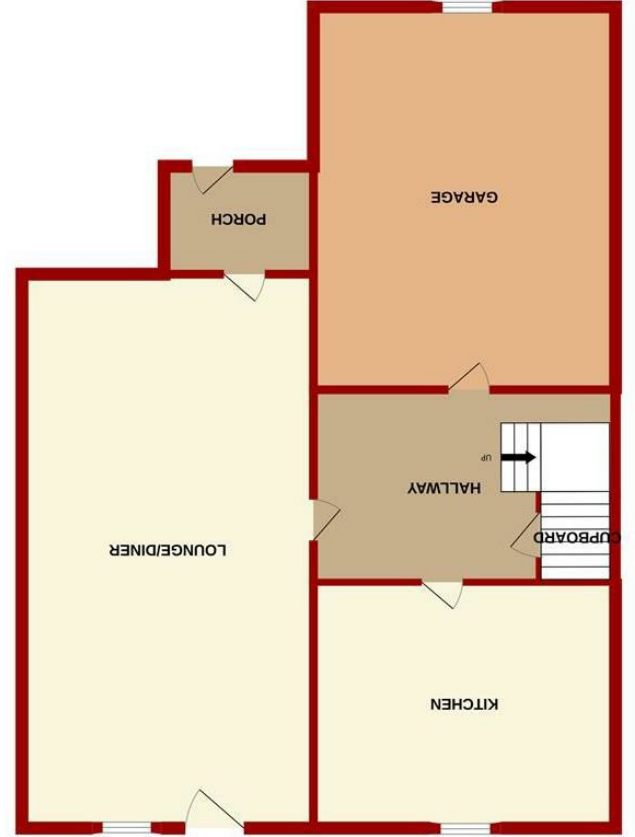


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating																												
<table border="1"> <tr><td>A</td><td>39-47</td></tr> <tr><td>B</td><td>48-55</td></tr> <tr><td>C</td><td>56-63</td></tr> <tr><td>D</td><td>64-68</td></tr> <tr><td>E</td><td>69-72</td></tr> <tr><td>F</td><td>73-77</td></tr> <tr><td>G</td><td>78-82</td></tr> </table>	A	39-47	B	48-55	C	56-63	D	64-68	E	69-72	F	73-77	G	78-82	<table border="1"> <tr><td>A</td><td>1-10</td></tr> <tr><td>B</td><td>11-20</td></tr> <tr><td>C</td><td>21-30</td></tr> <tr><td>D</td><td>31-40</td></tr> <tr><td>E</td><td>41-50</td></tr> <tr><td>F</td><td>51-60</td></tr> <tr><td>G</td><td>61-70</td></tr> </table>	A	1-10	B	11-20	C	21-30	D	31-40	E	41-50	F	51-60	G	61-70
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1ST FLOOR



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.
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20 Mary De Bohun Close
 Monmouth NP25 5UB

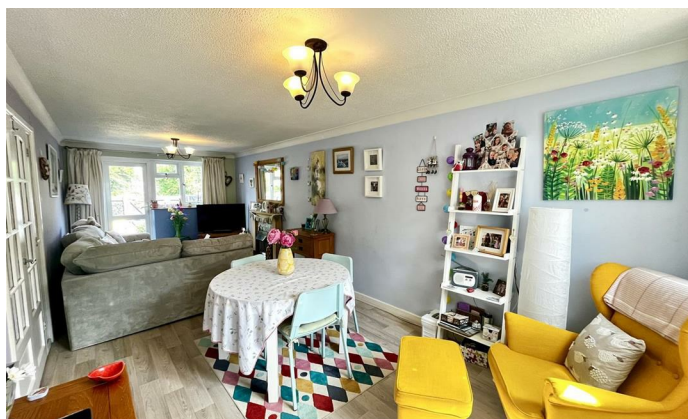
STEVE GOOCH
 ESTATE AGENTS | EST 1985

Offers In The Region Of £264,500

A BEAUTIFULLY PRESENTED THREE BEDROOM MID TERRACE HOUSE having OPEN PLAN LOUNGE / DINING ROOM with FIREPLACE, GARAGE and OFF ROAD PARKING, LANDSCAPED EASY MAINTENANCE GARDEN with GATED REAR ACCESS TO A FIELD CLOSE BY (IDEAL FOR DOG WALKING) situated within EASY WALKING DISTANCE TO THE CENTRE OF MONMOUTH.

Monmouth is in the heart of the Wye Valley, and, as a designated area of outstanding beauty, is surrounded by magnificent countryside. As a border town, this is where Wales really begins from the viewpoint on the Kymin, a National Trust property overlooking the town, the hills around Abergavenny, Hay Bluff, and the Brecon Beacons far distant, make a superb vista. Some of the population of just over 10,000 work locally, particularly in the many schools, but a large percentage commute to Bristol, Cardiff and Hereford.

There is excellent motorway access to the Midlands, the north, South Wales, and to the Severn Bridge and London. For the Tourist, Stratford and Avon, the Forest of Dean, Tintern Abbey and the Wye Valley, the Brecon Beacons National Park and West Wales are all within easy reach.



The property is accessed via a partly glazed composite door into:

FRONT PORCH

Panelling, wooden door giving access into:

LOUNGE / DINER

24'3 x 9'7 (7.39m x 2.92m)

The dining area has power points, radiator, a front aspect double glazed window.

The lounge area has a radiator, power points, television point, rear aspect UPVC double glazed window, rear aspect UPVC double glazed door giving access out to the garden.

Double doors to:

INNER HALLWAY

Under stairs storage space, control panel for Hive heating, radiator, door to:

GARAGE

16'0 x 7'7 (4.88m x 2.31m)

Accessed via manual up and over door, fuse box, power and lighting.

FROM THE INNER HALLWAY, OPENING INTO:

KITCHEN

8'10 x 7'6 (2.69m x 2.29m)

Range of base, wall and drawer mounted units, built-in oven, built-in gas hob with extractor fan over, dishwasher, counter top fridge, inset ceiling spotlights, combination boiler (installed in November 2023), rear aspect UPVC double glazed window.

FROM THE INNER HALLWAY, STAIRS LEAD TO THE FIRST FLOOR.

LANDING

Loft access space with potential to create an additional room, airing cupboard, power point.

BEDROOM 1

12'2 x 9'8 (3.71m x 2.95m)

Built-in wardrobe space, power points, rear aspect double glazed UPVC window.

BEDROOM 2

9'9 x 9'0 (2.97m x 2.74m)

Radiator, power points, wardrobe space, front aspect UPVC double glazed window.

BEDROOM 3

7'7 x 8'11 (2.31m x 2.72m)

Radiator, power points, rear aspect UPVC double glazed window.

BATHROOM

7'6 x 5'9 (2.29m x 1.75m)

Suite comprising of panelled bath, taps over with shower attachment, vanity wash hand basin, close coupled WC, heated towel rail, front aspect UPVC double glazed window.

OUTSIDE

To the front of the property there is a driveway, security lighting and outside tap.

To the rear of the property, there is a patio seating area which leads to the astro turf area. The rear garden benefits from lighting and outside tap. At the bottom, there is a stone chipped area and gates lead out to a rear pathway. There is also access to a field which is perfect for dog walking and provides easy walking access in to town.

SERVICES

Mains water, drainage, electricity and gas

WATER RATES

TBC - Welsh Water

LOCAL AUTHORITY

Council Tax Band: D
Monmouthshire County Council

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From the Coleford office proceed down to the traffic lights turning left onto the Staunton Road, following the road out of town until reaching the T junction turning left signposted to Staunton. Continue along the A4136 until reaching Monmouth where you reach the Wye Bridge, continue over here and through Monmouth town centre turning right onto the B4233. Proceed along here turning left onto Wonastow Road, taking the second left on to King Henry II Drive and then the immediate left on to Mary De Bohun Close where the property can be found on the right hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.