



44 HEREFORD ROAD. MONMOUTH. NP25 3HJ

£300,000

A fantastic opportunity to purchase this well presented and spacious 3 bedroom semi detached property in the sought after area of Monmouth, complete with breath-taking mountainous views. Within walking distance of the town centre and with convenient road and transport links... this property is not to be missed!

Internally the property has been freshly redecorated throughout and benefits from; new carpets, new floor coverings to the kitchen and bathroom, tested and certified gas combi boiler and electrics.

On the ground floor is a generous open plan lounge/dining room, excellent kitchen with oven, hob, extractor fan, under counter fridge and freezer and the utility room.

On the first floor are two spacious double bedrooms, both with built in storage, excellent single bedroom and a modern family bathroom with shower over bath, low level WC and vanity sink unit and mirrored wall unit.

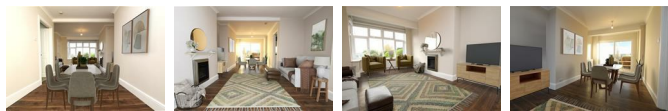
To the rear of the property is an expansive, beautiful, enclosed garden, complete with outstanding mountainous views. Along with off road parking to the front of the house.

The vendor has indicated this is a freehold property, to be confirmed by a solicitor.

Note - Please note, Rightbricks Ltd has an associated interest in this property

OPEN PLAN LOUNGE/DINING ROOM

24'11 x 12'05 max (7.59m x 3.78m max)



Generous open plan lounge/dining room with feature fire place, attractive bay window to the front and French doors leading to the rear garden.

KITCHEN

15'01 x 5'09 max (4.60m x 1.75m max)



Excellent modern kitchen with plenty of storage cupboards, oven, hob, extractor, and under counter fridge and freezer. There is also direct access to the utility room.

UTILITY ROOM

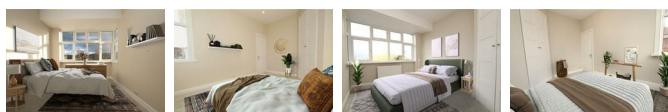
12'11 x 4'10 max (3.94m x 1.47m max)



Useful utility space situated off the kitchen, with direct access to the rear garden and front of the property.

BEDROOM ONE

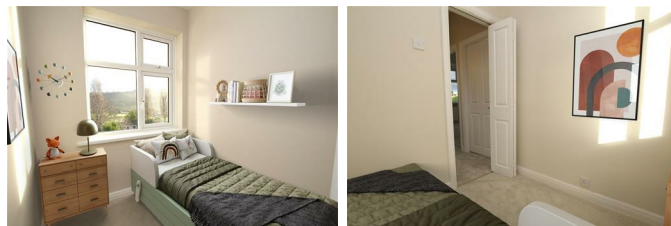
12'08 x 9'01 max (3.86m x 2.77m max)



Spacious double bedroom with built in storage cupboard and window overlooking the rear garden.

BEDROOM TWO

12'01 x 9'04 max (3.68m x 2.84m max)



Spacious double bedroom with built in storage cupboard and front facing window.

BEDROOM THREE

6'02 x 6'0 max (1.88m x 1.83m max)

Fantastic single bedroom with window overlooking the rear garden.

FAMILY BATHROOM

5'11 x 5'10 max (1.80m x 1.78m max)



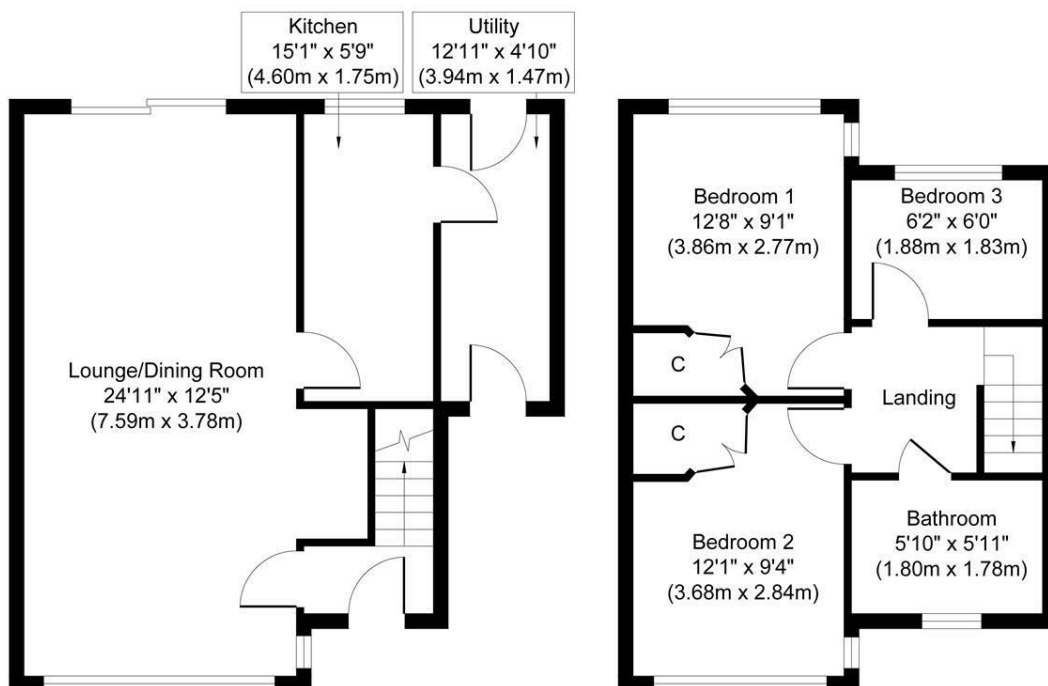
Modern family bathroom with low level WC, shower over bath, shower screen, vanity sink unit and mirrored wall unit.

OUTSIDE SPACE



To the rear of the property is an expansive, beautiful, enclosed garden, complete with outstanding mountainous views. With off road parking to the front of the house.

FLOOR PLAN



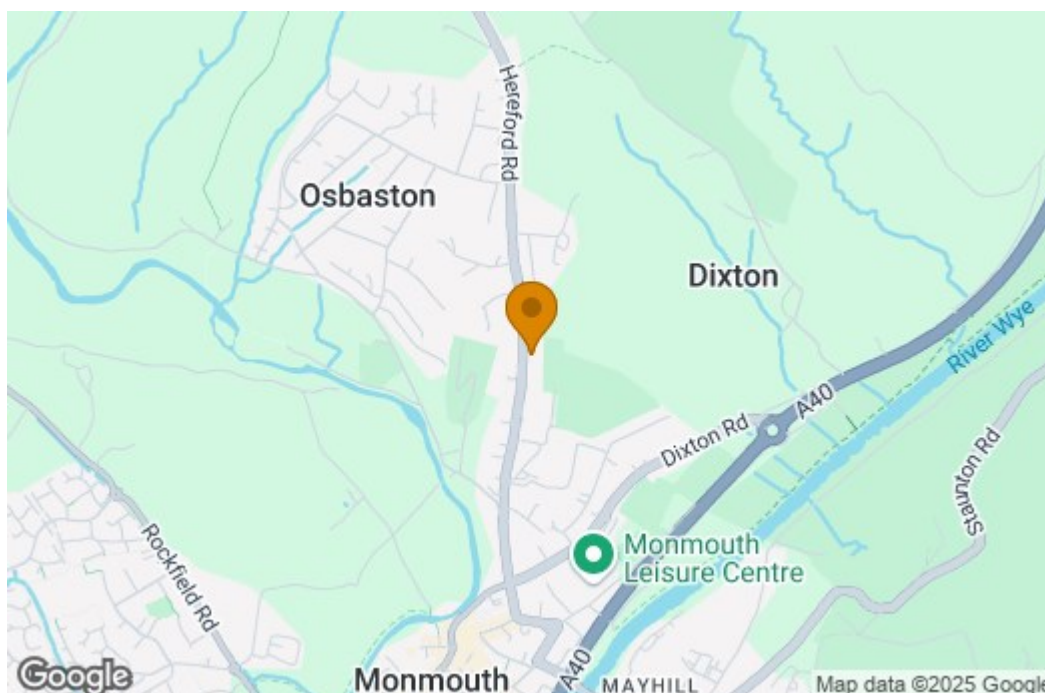
Ground Floor
Approximate Floor Area
502 sq. ft
(46.60 sq. m)

First Floor
Approximate Floor Area
403 sq. ft
(37.39 sq. m)

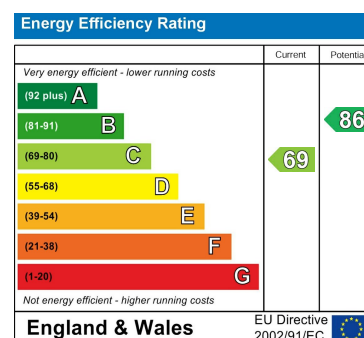
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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AREA MAP



ENERGY EFFICIENCY GRAPH



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