



Howells Place, £220,000

- Council Tax Band - C
- Two bedrooms
- Superb central location
- Spacious accommodation
- Courtyard garden
- No onward chain
- EPC Rating: C



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About the property

A superb traditional mid terraced property which has been extensively updated & improved throughout and located in this fantastic central location. The property is currently being used as a successful Airbnb but would also make a superb family home or first time buy. No onward chain!

A superb traditional mid terraced property which has been extensively updated & improved throughout and located in this fantastic central location. Very well presented accommodation briefly comprises an entrance porch, 19'11 x 12'5 living room, modern kitchen and utility area to the ground floor. Two bedrooms and a refitted bathroom to the first floor. The property also benefits from gas central heating and UPVC double glazing. Enclosed front garden. The property is currently being used as a successful Airbnb but would also make a superb family home or first time buy. Located just off the high street in Monmouth with fantastic access to all of the amenities Monmouth has to offer, from doctors and dentists, to supermarkets and boutique clothing stores. Monmouth offers great transport links to surrounding areas via the A449 and A40 on to the M4 and M50 motorway networks, making both Bristol and Cardiff easily reachable. NO CHAIN!





Accommodation

Entrance Porch

Enter via an opaque UPVC double glazed door to porch. Wood laminate flooring. Door to;

Lounge/dining Room

19' 11" x 12' 5" (6.07m x 3.78m)
UPVC double glazed window to front elevation. Two radiators. Stairs to first floor. Carpet to lounge area and wood laminate flooring to dining area. Door to kitchen.

Kitchen

8' 10" x 7' 10" (2.69m x 2.39m)
Fitted with a good range of base units with laminate worktops incorporating a one and a half sink bowl and drainer. Built in electric oven and four ring gas hob with cooker hood over. Integrated fridge. Wall cupboards. Tiled splashbacks. Inset spotlights. Double glazed Velux roof light.

Utility Area

Comprising a base unit with laminate worktop. Breakfast bar. Wall cupboards. Plumbing for dishwasher. Inset spotlights. Roof light.

First Floor Landing

Doors to bedrooms and bathroom. Access to loft which is fully insulated and boarded ready for storage.

Bedroom One

12' 7" x 7' 4" (3.84m x 2.24m)
UPVC double glazed window to front elevation. Radiator.

Bedroom Two

12' 7" max into alcove x 6' (3.84m max into alcove x 1.83m)
UPVC double glazed window to rear elevation. Radiator. Fitted storage cupboard and storage area with hanging rails.

Bathroom

A refitted bathroom which comprises P shape bath with shower screen, mixer tap and shower attachment. Close coupled WC and wash hand basin. Visibly fully tiled walls. Heated towel rail. Tile effect laminate flooring.

Outside

An enclosed front garden with gated access. Mature plants and shrubs to borders.

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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