



Grosmont Close, Monmouth

£260,000

- council tax band D
- Cul-de-sac location
- Loft conversion
- Well presented, modernised home
- EPC rating: C



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About the property

Situated towards the end of a popular close, within easy reach of the Town. A beautifully modernised semi-detached property, which has been carefully designed to re-create a more user friendly ground floor layout, along with an extension into the loft to provide a superb additional bedroom conversion. uPVC windows and doors replaced mid 2024. Outside there is an attractive well maintained private rear garden with covered paved terrace providing an ideal entertaining area, lawned garden and gravel border with two useful garden sheds to the side corner. To the front there is a good hardstanding parking area with a further adjacent area also providing additional space. In more detail the accommodation comprises; Entrance Hallway, Cloakroom with Utility area, delightful open plan Dining area leading into quality fitted Kitchen, with window to front aspect. Sitting room with wood effect flooring and glazed double doors opening out to the garden. On the first floor; main Bedroom with fitted wardrobes, modern Shower/Bathroom, third Bedroom. Staircase leading up to the second floor which has been designed as a sizeable, private, open plan Bedroom with extensive eaves storage. The property is available immediately, with no onward chain.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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Accommodation

Entrance Hall

Utility Room / WC

6' x 5' 6" (1.83m x 1.68m)

Kitchen/Dining Area

9' 3" x 16' 9" (2.82m x 5.11m)

Sitting Room

15' 3" x 10' 2" EXT 13.5 (4.65m x 3.10m EXT 13.5)

First Floor

Bedroom 1

12' 2" x 10' 2" (3.71m x 3.10m)

Bedroom 3

8' 5" x 7' 7" (2.57m x 2.31m)

Shower/Bathroom

Second Floor

Bedroom 2

12' 7" x 11' 8" (3.84m x 3.56m)