



## Drybridge Street, £235,000

- Character mid terrace property
- Well presented internally
- Charming features within
- Useful Outhouse
- Attractive low maintenance Garden
- EPC Rating: E



 2
  1
  1



## About the property

Located on the edge of Monmouth Town centre, a most charming Grade II Listed property with attractive rear garden, useful outhouse ideal work studio. Enjoying original character features within, such as fireplace with woodburner and exposed roof timbers.

Within close proximity to local shops, including Marks & Spencer and Waitrose, Doctors, independent cafes and restaurants. Monmouth also benefits from good schooling and provides access to the A40 road link, while bordering the pretty Wye Valley, offering outdoor countryside pursuits creating a wonderful balance between town and countryside living. Internally the accommodation comprises; a practical entrance porch, which leads into the inviting open plan Sitting Room with attractive feature fireplace, with stone surround, mantelpiece and wood burning stove mounted on a flagstone hearth. Ornate bespoke built-in cupboard either side. Glazed panel doors opening through to a convenient covered lean-to area providing small Breakfast or Garden Room area, which opens through to the Kitchen. Fitted with a range of base and wall mounted units, with work surfaces incorporating stainless steel sink unit. Appliances, including a five-ring gas hob and integrated twin ovens and fridge/freezer. Ground floor Bathroom with vintage style Sanitan WC and pedestal basin and bath. On the first floor, you will find two generously sized double bedrooms. The principal bedroom offers views of the private rear area and has a deep built-in wardrobe. Outside, approached via casement doors from the rear of the house is an Outhouse, which is heated and provides Utility space with sink or workshop studio area. The garden is paved with gravelled area having raised planters and storage shed.





## Accommodation

### Entrance Porch

### Sitting Room

21' narrowing to 18' " x 11' incorporating stairs (6.40m narrowing to 5.49m x 3.35m)

### Rear Hall

19' x 4' Max (5.79m x 1.22m Max)

### Kitchen

10' x 6' (3.05m x 1.83m)

### Bathroom

### First Floor

### Bedroom One

13' x 8' plus recess (3.96m x 2.44m plus recess)

### Bedroom Two

11' plus recess x 7' 10" (3.35m plus recess x 2.39m)

### Outhouse

7' x 6' Max (2.13m x 1.83m Max)

### Store Shed

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## 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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let