



Drybridge Street, Offers in Excess of 200,000

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



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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



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