



MONMOUTH

Guide price **£300,000**



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To book a viewing call 01600 713030

14 CORNPOPPY AVENUE

Monmouth, Monmouthshire NP25 5SD



Three-bedroom detached family home
Located on the ever-popular Rockfield Estate
In need of some modernisation

Located on a popular development from Rockfield Road, this family home is just a short walk from Monmouth town centre in a superb position. The charming market Town of Monmouth is steeped in history, with well-regarded schooling, bespoke shops, cafes, and restaurants as well as retailers such as Marks & Spencer and Waitrose. Well-connected to the A40, the property allows for easy commuting with fantastic road links, yet is perfectly situated for rural living, with picturesque countryside surrounding and scenic walks.



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KEY FEATURES

- Three-bedroom detached home
- In need of some updating
- Popular estate location
- No onward chain
- Private rear garden
- Driveway parking and garage



STEP INSIDE



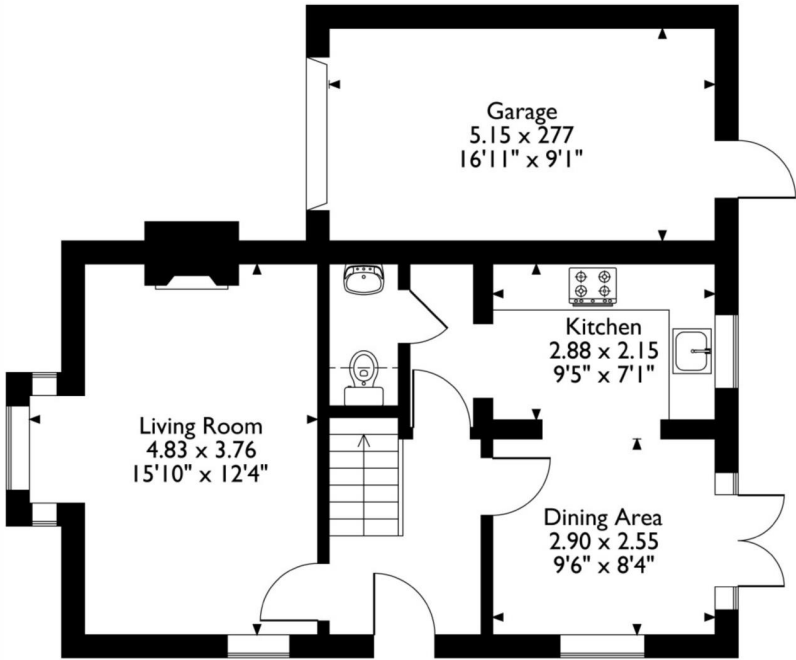
The property is in need of some updating and is a great opportunity to put your own stamp on the property.

As you enter the property, you are greeted by an entrance hallway giving access to the living room, kitchen dining room, and cloak room and stairs to the first floor.

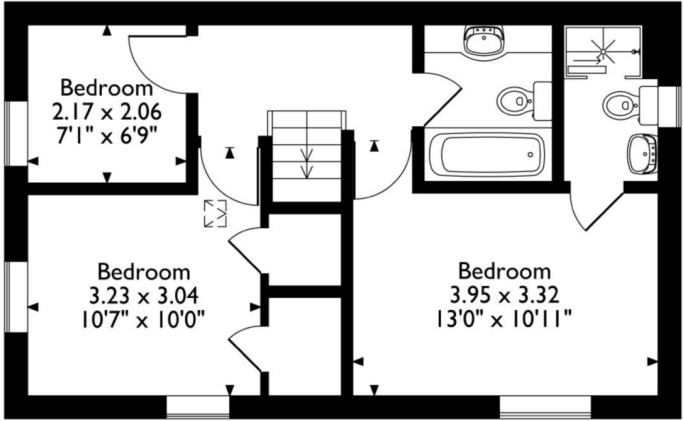
The living room is a generous size with a box bay window to the front aspect and electric fireplace.

The kitchen dining room is also a generous size with French doors to the rear garden. The kitchen is fitted with a range of wall and base units with space and plumbing for appliances, and a broad opening to the dining area giving it a lovely spacious open plan feel.

14, Cornpoppy Avenue, Monmouth
Approximate Gross Internal Area
Main House = 81 Sq M/872 Sq Ft
Garage = 14 Sq M/151 Sq Ft
Total = 95 Sq M/1023 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The first floor comprises three bedrooms with the principle bedroom benefiting from an en-suite. A family bathroom completes this floor.

STEP OUTSIDE



The front has a driveway which leads to the single garage.

The rear garden is a good size with chippings and established shrubs and enclosed by panel fencing.

INFORMATION

Postcode: NP25 5SD

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From our office in Agincourt Square, proceed down Monnow Street bearing left at the end onto Blestium Street. At the roundabout take the second exit and proceed over the bridge. At the traffic lights, take a right-hand turn onto Cinderhill Street and take the first exit at the roundabout onto Drybridge Street. At the next roundabout, take the second exit onto Rockfield Road then at the next roundabout take the first exit onto Watery Lane. Take the third right from Watery Lane onto Compoppy Avenue where number 14 will be located on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		86
B (81-91)		
C (69-80)	74	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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