

3 Almshouse Street,
Monmouth



ROSCOE ROGERS KNIGHT
Town and country properties

3 Almshouse Street, Monmouth

This charming, three double-bedroom, mid-terrace cottage is ideally situated in the heart of town, within easy reach of a wealth of amenities. Enjoying a spacious open-plan kitchen/dining room filled with natural light, the property has been sympathetically renovated to enhance its original character while creating a comfortable home for modern living. Further benefits include an enclosed courtyard garden and permit parking. No onward chain.

Asking price of £315,000

The property is traditionally constructed in stone with a rough rendered exterior and inset double glazed sash windows and a combination of composite and part glazed doors set under a pitched tiled roof. Internal features include vaulted ceilings, low voltage downlighters, moulded skirting boards and architraves, ledged and braced doors and a combination of carpeted and tiled flooring. A mains gas boiler provides domestic hot water and heating to radiators throughout.

The main access to the property is from the front, beneath a portico entrance and through a composite door leading into:

LIVING ROOM: 4.53m x 2.95m (14'10" x 9'8")

Window to front. Protruding chimney breast with space for wood burner set on a slate hearth with wooden mantel over. Integrated storage cupboards with shelving. Door accessing the turning staircase with wooden balustrading and handrail leading to the first-floor landing. Doors into the following:





STUDY/BEDROOM: 2.49m x 3.59m (8'2" x 11'9")

Window to front. Understairs storage with hanging rail.

OPEN PLAN KITCHEN/DINING ROOM: 7.49m x 3.65m (24'7" x 11'12")

This impressively proportioned kitchen/dining room enjoys excellent levels of natural light with a large skylight and bi-fold doors to the back accessing the courtyard garden. A fitted mid-century style kitchen with "I-shaped" wooden worktop, inset Belfast style sink and four ring gas hob with stainless-steel extraction hood over. An extensive range of cupboards and drawers set under with integrated fridge and complementary tall unit. Space for American style fridge/freezer. Door into:

REAR HALLWAY:

External part glazed wooden door to side out to courtyard. Door into:

CLOAK ROOM::

Frosted window to side. A white suite comprising a low-level WC and wall mounted corner wash basin with a tiled splashback.

From living room upstairs to:

FIRST FLOOR LANDING:

"L-shaped" central hallway. Roof access hatch. Doors into the following:

BEDROOM TWO: 3.37m x 2.87m (11'1" x 9'5")

Window to the front with townscape views. Decorative wooden panelling along one wall.

BEDROOM ONE: 3.14m x 7.80m (10'4" x 25'7") Max

Window to the front. Bespoke fitted shelving along one wall. Fitted wardrobe with hanging rail, shelving and ample storage.



FAMILY BATHROOM:

Window to back. A white suite comprising a low-level WC, vanity unit with inset wash basin and tiled splashback, bath with mixer taps and double width shower enclosure with mixer valve and head on adjustable chrome rail. Chrome ladder style radiator. Extraction fan at high level. Door into:

LAUNDRY ROOM:

Space and plumbing for washing machine/tumble dryer. Shelving along two walls. Airing cupboard housing Worcester wall mounted boiler and full height wooden slatted shelving.

OUTSIDE:

The rear courtyard garden has been thoughtfully designed to make the most of the space and the sunny aspect. The key block patio seamlessly adjoins the doors into the dining room creating an ideal space for indoor/outdoor living and entertaining. There are raised flowers beds and well-stocked herbaceous borders bound by an attractive curved stone wall. There is a useful wooden gate out to a communal footpath leading out to Glendower car park entrance. Boundaries are a combination of stone walls and wooden fencing.

SERVICES:

Mains gas, electric, water and drainage. Council Tax Band F. EPC Rating D.

DIRECTIONS:

Walking from our office, turn right to the end of Church Street, then turn right down to the end of St Mary Street. Turn right along Almshouse Street and No 3 can be found towards the end of the street on the righthand side.

Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.





Ground Floor

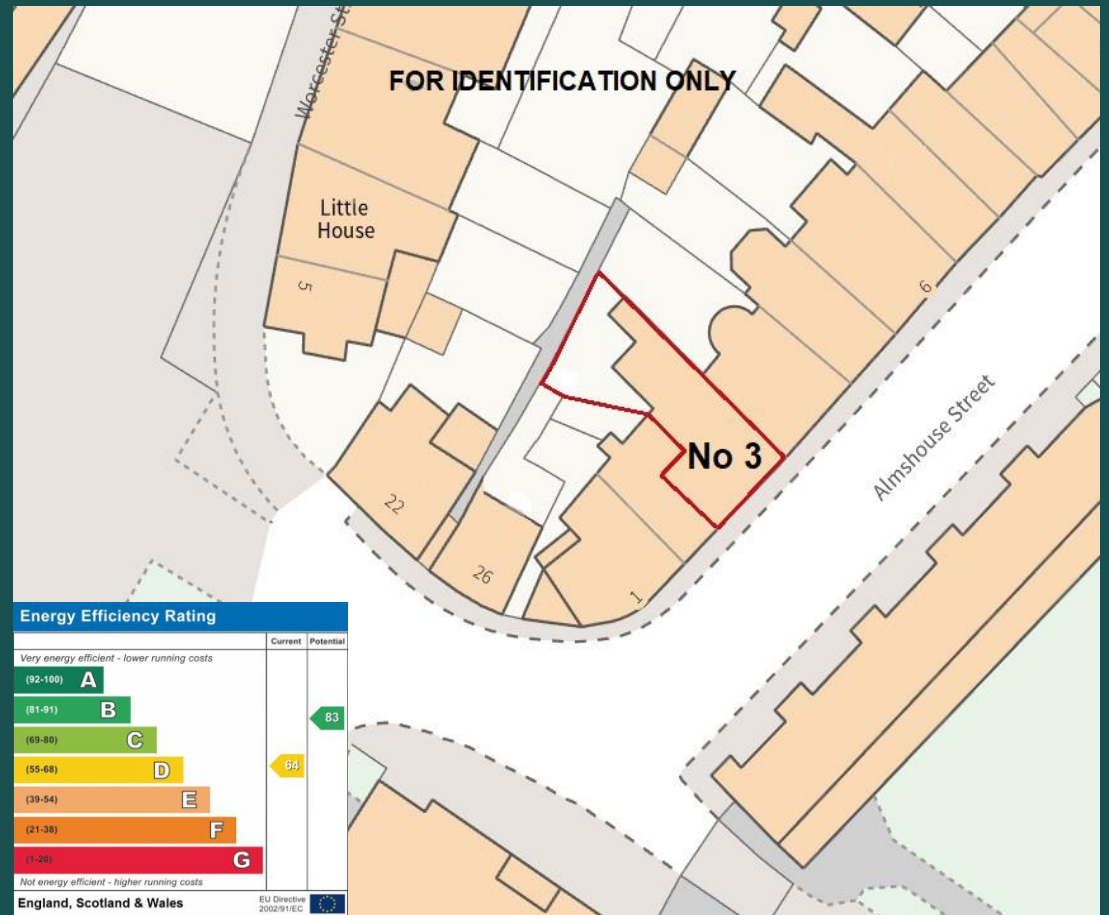
Approx. 60.4 sq. metres (650.1 sq. feet)



First Floor

Approx. 43.0 sq. metres (463.4 sq. feet)

Total area: approx. 103.4 sq. metres (1113.5 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		64	83

EU Directive 2002/91/EC

