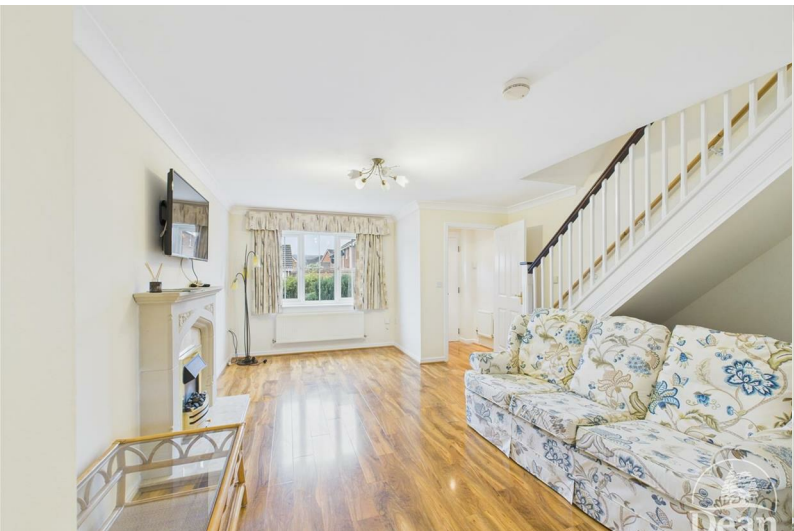




Cornpoppy Avenue

Monmouth, NP25 5SD

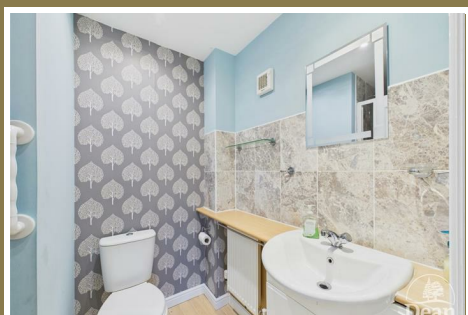
£390,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are delighted to present this deceptively spacious, family-sized detached home, set in a sought-after location in Monmouth. The accommodation offers three reception rooms comprising a generous lounge, separate dining room and a bright, airy conservatory, alongside a useful ground-floor cloakroom and utility room. To the first floor are four bedrooms, including a master bedroom with en-suite, plus a modern family bathroom.

Outside, the low-maintenance rear garden is mainly laid to patio, providing plenty of space for seating and entertaining. To the front, there is ample off-road parking and an integral garage.

Set on the banks of the River Wye and the River Monnow, Monmouth is a charming historic market town in Monmouthshire, well known for its pretty streets, independent shops, cafés and a relaxed, welcoming feel. It's a brilliant base for enjoying the surrounding Wye Valley, with scenic riverside walks and countryside right on the doorstep. The town offers a lovely mix of heritage and day-to-day convenience, from the iconic Monnow Bridge (a real local landmark) to viewpoints at The Kymin, overlooking the town and valley. History lovers will also appreciate Monmouth Castle, linked with Henry V.



Approached via composite front door into:

Entrance Hallway:

4'7" x 3'8" (1.40m x 1.13m)

Power & lighting, shelving, radiator, door to lounge.

Lounge:

16'7" x 13'5" (5.08m x 4.09m)

UPVC double glazed window to front aspect, feature gas fire with mantel surround, double panelled radiator, power & lighting, TV point, stairs to first floor landing.

Dining Room:

9'1" x 7'6" (2.79m x 2.30m)

Door to kitchen & double doors to conservatory, power & lighting.

Conservatory:

12'2" x 7'8" (3.73m x 2.35m)

Double glazed UPVC windows surrounding the room, radiator, power & lighting, double doors to rear garden.

Kitchen:

9'2" x 9'1" (2.81m x 2.79m)

A range of eye level & base units, gas 4 ring hob with oven below and extractor fan above, stainless steel one and a half bowl sink with mixer tap and drainer unit, space & plumbing for washing machine, radiator, double glazed UPVC window to rear aspect, arch way to utility space, power and lighting, smoke alarm.

Utility Room:

5'1" x 5'0" (1.56m x 1.54m)

Space & plumbing for washing machine, space for fridge/freezer, boiler, door to rear garden, door to cloakroom, power & lighting.

Cloakroom:

5'1" x 3'11" (1.56m x 1.20m)

Extractor fan, W.C., hand wash basin, lighting, radiator, wall mounted coat hooks.

First Floor Landing:

9'4" x 5'6" (2.87m x 1.70m)

Doors to bedrooms & bathroom, airing cupboard, smoke alarm, loft access, power & lighting.

Bedroom One:

13'6" x 10'10" (4.12m x 3.32m)

UPVC double glazed window to front aspect, power & lighting, door to en-suite, radiator.

En-Suite:

6'9" x 5'6" (2.07m x 1.68m)

W.C., hand wash basin with storage beneath, radiator, shower cubicle, lighting, extractor fan.

Bedroom Two:

14'1" x 8'9" (4.31m x 2.68m)

UPVC double glazed window to front aspect, radiator, power & lighting, built in wardrobe.

Bedroom Three:

9'8" x 8'7" (2.95m x 2.64m)

UPVC double glazed window to rear aspect, radiator, power & lighting, mirrored built in wardrobe.

Bedroom Four:

9'6" 6'9" (2.90m 2.07m)

UPVC double glazed window to rear aspect, radiator, power & lighting.

Bathroom:

6'5" x 6'1" (1.97m x 1.86m)

Wall tiling, frosted UPVC double glazed window, extractor fan, W.C., hand wash basin with storage beneath, radiator, rainfall shower head over the bath with a glass shower screen.

Garage:

16'11" x 8'6" (5.17m x 2.60m)

Outside:

To the front of the property is ample off road parking leading to the garage and the front door. There is side access leading to the rear garden. The rear garden is mainly laid to patio with plenty of space for seating, there are some bushes and trees dotted around.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

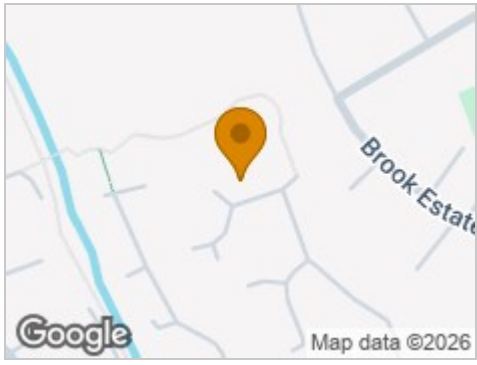
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



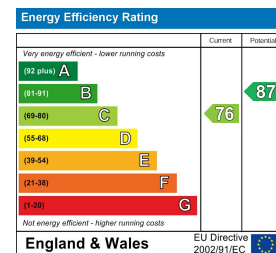
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.