



# OSBASTON, MONMOUTH

Guide price **£365,000**



# 5 CHAUCER WAY

Osbaston, Monmouth, Monmouthshire NP25 3NR



Detached three-bedroom split level bungalow  
Highly sought-after location  
Superb views towards the Black Mountains

This beautifully presented three-bedroom detached split level bungalow is located in the sought-after area of Osbaston, which is a suburb of Monmouth less than a mile North of the bustling town centre. 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's and Waitrose. Well connected to the nearby A40 providing access to the M4 and in turn Cardiff and Bristol. In the other direction the A40 gives easy access to Ross-on-Wye and the M50/Midlands. Main line railway stations can be found in both Hereford and Abergavenny.



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### KEY FEATURES

- Three-bedroom detached split level bungalow
- Two reception rooms
- Sought-after location
- Views towards the Black Mountains
- Single Garage
- No onward chain



# STEP INSIDE



As you enter the hallway you have doors leading to lounge, dining room and cloakroom.

The cloakroom is fitted with wall hung pedestal wash hand basin, W.C. And fitted shelved cupboard.

The dining room has a window to the side aspect and door leading to lounge and kitchen.

Kitchen has a window to the side aspect, fitted with base cupboards and draws, 1½ sink and drainer with mixer style tap. Beko fitted oven with Beko four ring induction hob, door leading to utility room.

Utility room has a window and door to the side aspect, range of wall units, Belfast sink, plumbing for automatic washing machine, space for tumble dryer, fridge/freezer and loft hatch.

The spacious lounge has a broad window to the front aspect, sliding patio doors to a raised patio area with railings ideal for outside dining. There is a central feature log burner. Door with a few steps down leading to inner hallway to all bedrooms, family bathroom and cupboard with Vaillant boiler.

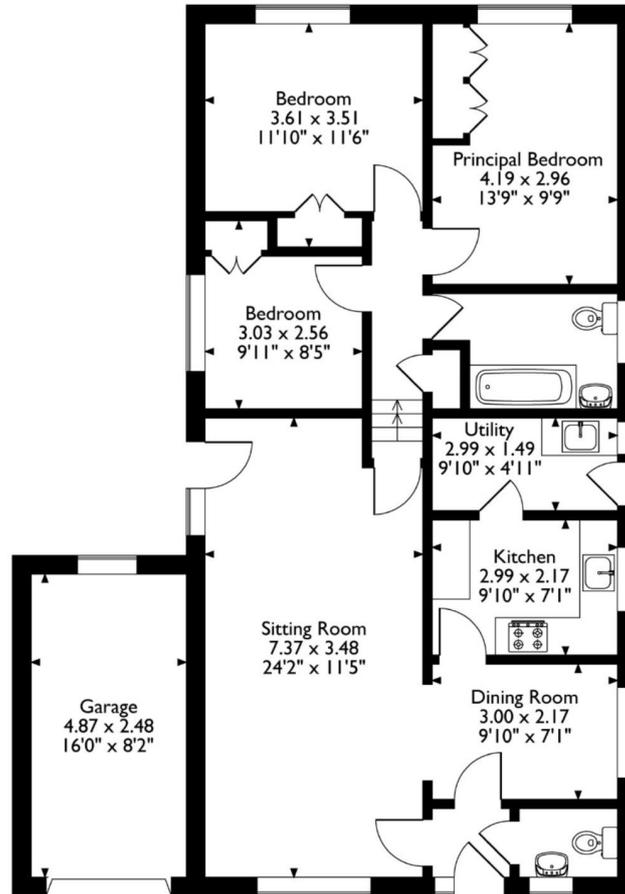
## 5, Chaucer Way, Monmouth, Monmouthshire

Approximate Gross Internal Area

Main House = 90 Sq M/969 Sq Ft

Garage = 12 Sq M/129 Sq Ft

Total = 102 Sq M/1098 Sq Ft

**Ground 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 principal bedroom has a broad window overlooking the rear garden, and distant countryside hill top views towards the black mountains. A further benefit of this lovely room are the fitted wardrobes.

Bedroom two is also a generous double with the same outlook as the principal bedroom with double fitted wardrobes.

Bedroom three is a generous single or small double, fitted wardrobe and window to the side aspect.

The modern bathroom has an obscure window to the side aspect and has been recently fitted with a three-piece suit to include W.C. Pedestal wash hand basin, P-shaped bath, shower screen with waterfall effect shower over.

# STEP OUTSIDE



The front drive way leads to a single garage, area to lawn and side access to the rear garden.

The rear garden has a featured raised small patio area, directly off the lounge, with further patio below and further area to lawn.

## INFORMATION

Postcode: NP25 3NR

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: D





## DIRECTIONS

From the Monmouth office proceed on to B4293 passing White Swan Court. Turn left at the traffic lights into Monk Street A466. Take the left turn onto Osbaston Road. Continue along this road for half a mile, passing the school on the left-hand side. Turn right into Chaucer Way as you go up the jill the property will be found on the left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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