



ROSCOE · ROGERS · KNIGHT  
*Town and country properties*

## **2 St Mary Street, Monmouth**



Attractive and characteristic terraced townhouse with small courtyard garden. Set on three floors with 3 bedrooms and a flexible layout. Popular vibrant location within level walking distance to a full range of amenities. Available immediately with no onward chain.

**Guide price of £249,000**



**ENTRANCE HALLWAY:**

Ceramic tiled floor. Staircase to above floors with half landing areas with wooden handrail. Door to:

**SITTING ROOM: 4.17m extending to 4.91m (13'8" x 16'1") x 3.31m (10'10")**

Two windows to front. Redundant fireplace with raised stone hearth, white washed brick chimney breast, recess to either side with shelving. Exposed ceiling beam, engineered wood flooring, wall up-lighters, central heating thermostat control, French door through into:

**KITCHEN: 3.77m extending to 4.75m (12'4" x 15'7") x 20.7m (6'9")**

French door to walled courtyard. Modern 'L'-shaped wood effect laminate worktops with inset single drainer stainless steel sink unit with mixer tap, tiled splashbacks. Inset Belling four ring electric hob with extractor canopy above, Diplomat fan assisted oven and grill beneath with cupboards and drawers alongside, space and plumbing for washing machine. Recessed storage area beneath staircase. Ceramic tiled floor.

**FIRST FLOOR LANDING:**

With window to back.

**MASTER BEDROOM: 5.57m extending to 6.04m (18'3" x 19'10") x 3.21m (10'6")**

Two windows to front. Engineered wood flooring, recessed shelving either side of chimney breast. Wall up-lighters.

**SHOWER ROOM:**

Frosted glazed window to back with inset Addvent extractor fan. White suite comprising walk-in, tiled shower cubicle with Mira Sport shower unit, sliding door. Low level WC, vanity cupboard with inset Lecico wash basin, tiled splashbacks and mirror above. Deep airing cupboard with slatted shelving, hot water and central heating controls.

**SECOND FLOOR:**

Window to back with an attractive glimpse of The Kymin.

**BEDROOM TWO: 3.71m x 3.23m (12'2" x 10'7") reducing to 2.12m (6'11") minimum**

Two windows to front, exposed roof timbers.

**BEDROOM THREE: 3.58m x 1.85m (11'9" x 6'1")**

Window to front, exposed ceiling beam.

**BATHROOM:**

White suite comprising panelled bath with tiled splashback, low level WC, pedestal basin with tiled splashback, cabinet above, shaver point, Addvent extractor, ceramic tiled floor, wall hung Worcester mains gas combination boiler.

**OUTSIDE:**

Approached from the kitchen out to the paved enclosed courtyard garden with rendered walls to high level on all sides.

**SERVICES:**

Mains electricity, gas, water and drainage. Gas fired central heating. Council Tax Band E; EPC rating C.

**DIRECTIONS:**

From our office proceed along the cobbled Church Street and at the end just before St. Mary's Church turn right into St. Mary's Street and the property will be found near the beginning on the left-hand side. What3words:///resonated.pillows.vision



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



Telephone: 01600 772929

3 Agincourt Square  
Monmouth, NP25 3BT

www.roscoerogersandknight.co.uk

**Roscoe Rogers and 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.

