



MONMOUTH

Offers over **£200,000**



WOODLANDS

Hadnock Road, Monmouth, Monmouthshire NP25 3NG



Victorian two-bedroom terrace
Character and charm
Walking distance to Monmouth town

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 which provides 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

- Victorian terrace
- Two double bedrooms
- Loft room
- Short walking distance to Monmouth town
- Rear garden
- No chain



STEP INSIDE



As you enter the property, you are welcomed by the living room with a bay fronted window to the front aspect.

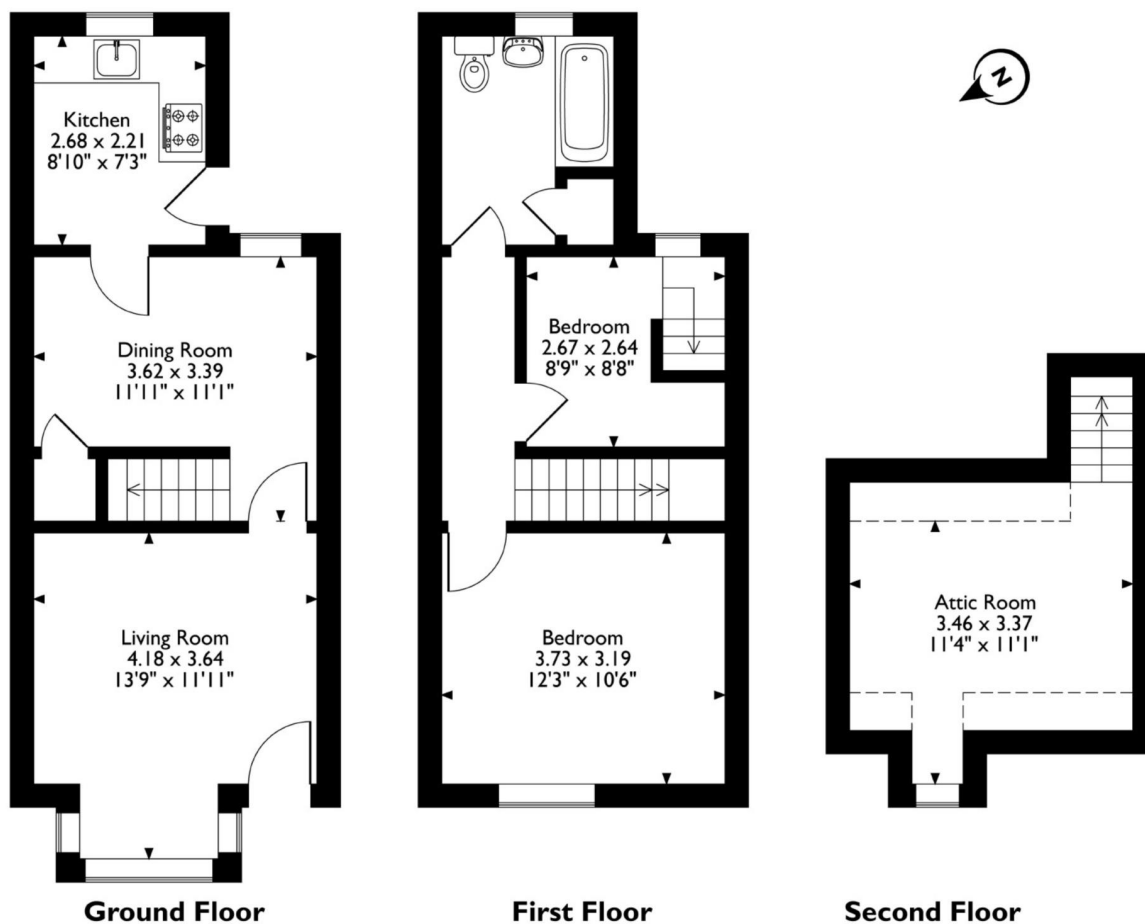
From the living room, there is a doorway through to the dining area which has a useful understairs storage cupboard, feature half panelled walls, window overlooking the private rear garden, stairs to the first floor and doorway through to kitchen.

The kitchen is fitted with a range of wall and base units, built-in double oven with four-ring gas hob, window to the rear elevation and door giving access to the rear garden.

To the first floor, the landing gives access to both double bedrooms and the recently modernised family bathroom.

Woodlands, Hadnock Road, Monmouth

Approximate Gross Internal Area 74 Sq M/797 Sq Ft

**Ground Floor****First Floor****Second 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 window to the front aspect and the second bedroom has a wide loft ladder giving access to a loft room which has a window to the front aspect with potential for a third bedroom, subject to planning. The space is currently being used as a double bedroom and would also make an ideal office for those working from home.

STEP OUTSIDE



The front of the property is accessed via steps leading to the front door with a small lawned area. To the rear of the property, the garden is mainly laid to lawn with two patio areas, great for entertaining with family and friends.

INFORMATION

Postcode: NP25 3NG

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Private

EPC: D



DIRECTIONS

From our Monmouth office, proceed on Priory Street and at the traffic lights, continue straight onto Dixon Road. At the roundabout take the third exit onto the dual carriageway. At the traffic lights, turn left onto the Wye bridge. At the roundabout, take the first exit past Lidl. At the next roundabout, turn left onto Hadnock Road and the property will be found a short distance along on the right.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		86
B (81-91)		
C (69-80)		
D (55-68)	55	
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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