



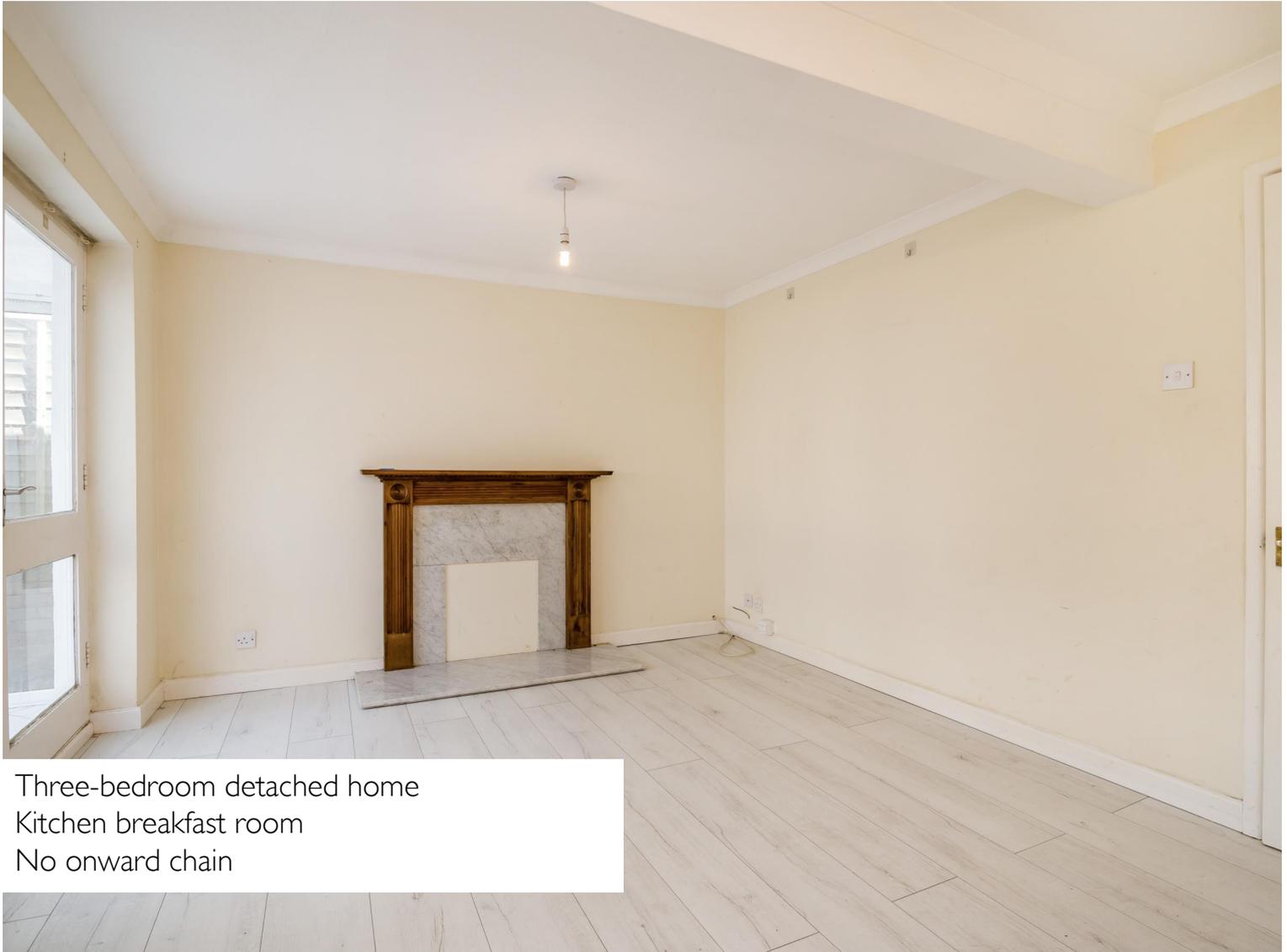
WYESHAM, MONMOUTH

Guide price **£245,000**



11 CLAYPATCH ROAD

Wyesham, Monmouth, Monmouthshire NP25 3PN



Three-bedroom detached home
Kitchen breakfast room
No onward chain

The property is situated within the area of Monmouth called Wyesham located to the south east of the town centre, and is the gateway to this section of the Wye Valley, with the A466 meandering past the estate on its way into the heart of one of Wales' most glorious and famous landscapes.

So, all the activities that this Area of Outstanding Natural Beauty offers are literally on the doorstep, from gentle strolls through woodland to riding the river rapids, and everything in-between.

For shopping, socialising and further sporting opportunities, Monmouth town centre is within walking distance, as are some of the best schools in the county. This much-loved family home can offer a quiet location with family focused amenities and facilities nearby mixed with exciting opportunities to get out into the landscape and thoroughly enjoy living at this special spot.



Guide price
£245,000



KEY FEATURES

- Three-bedroom detached home
- Kitchen breakfast room
- Two reception rooms
- Ideal first time buy or investors
- Popular location
- Garage



STEP INSIDE



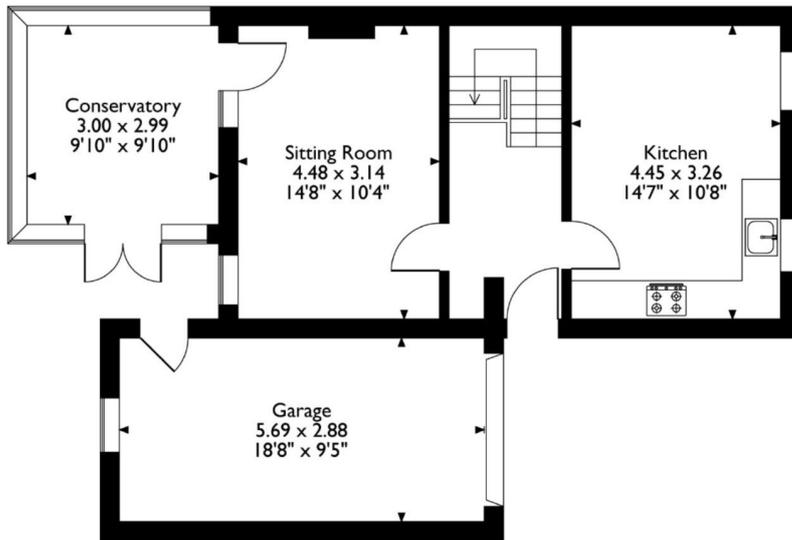
The entrance hallway, which features stairs rising to the first floor and doors leading to both the lounge and kitchen.

The lounge has a window to the rear aspect, Hearth and mantel piece with space for an electric fire, door leading to the conservatory.

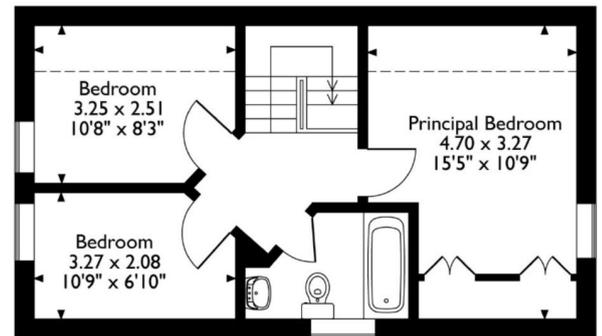
The Kitchen has two windows to the front aspect, mixture of wall and base units, low level electric oven, four ring electric hob, chrome sink and drainer, plumbing for washing machine and space for fridge/freezer.

The conservatory has surrounding windows with French doors leading to the rear garden.

11, Claypatch Road, Wyesham, Monmouth
 Approximate Gross Internal Area
 Main House = 83 Sq M/893 Sq Ft
 Garage = 16 Sq M/172 Sq Ft
 Total = 99 Sq M/1065 Sq Ft



Ground Floor



First 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.

First floor:

The landing provides access to all bedrooms and the family bathroom and access to the loft.

The principal bedroom has a window to the front aspect with distant hill top views, built in fitted wardrobes and airing cupboard housing the Worcester boiler.

Bedroom two has a window to the rear aspect overlooking the rear garden.

Bedroom three also has a window to the rear aspect overlooking the rear garden.

The family bathroom has an obscure window to the side aspect, Mira electric shower over the bath with glass shower screen, W.C and wash hand basin.

STEP OUTSIDE



The front of the property has off street parking which leads to the single garage, outside tap, area to lawn with pathed access to a gated rear garden.

The rear garden has a patio area ideal for entertaining, personal door to the garage, low level walling with steps leading to lawn area with raised wooden flower beds and enclosed panel fencing.

The single garage has electric and lighting.

LEASE DETAILS:

99 years from 24/11/1979

Ground rent £55 per annum

We are advised that the vendor is currently in the process of purchasing the freehold which should be completed within the next few weeks.

INFORMATION

Postcode: NP25 3PN

Tenure: Leasehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

Proceed out of town across the Wye Bridge towards Coleford/Chepstow. At the mini roundabout take the second exit onto Redbrook road follow the road until you see the turning for Wyesham Avenue on the left-hand side, then follow the road up the hill taking the first left turning follow the road down and number 11 will be in the corner.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		88
81-91	B		
69-80	C		
55-68	D	57	
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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