



MONMOUTH

Guide price **£225,000**



22 BROOK ESTATE

Monmouth, Monmouthshire NP25 5AN



Four-bedroom family home
Large corner plot
Level walking distance Monmouth town

This four-bedroom property offers huge potential for modernisation. Situated in an extensive and fabulous plot with plenty of scope for extension (STP) if required and room and rear access to create off street parking.

Located a short walk from Monmouth town centre, this property is a within a level walking distance from the bustling high street and local amenities, including food stores such as Marks & Spencer and Waitrose, a pharmacy and independent cafes and restaurants. Monmouth also benefits from fantastic schooling, catering to all ages. With accessible road links to the A40, the property allows for easy commuting to neighbouring towns and cities, while bordering the Wye Valley, outdoor pursuits and countryside walks can be enjoyed, creating a wonderful balance between town and countryside living.



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KEY FEATURES

- Extensive corner plot
- Four bedrooms
- No chain
- In need of modernisation
- Level walking distance of Monmouth town



STEP INSIDE

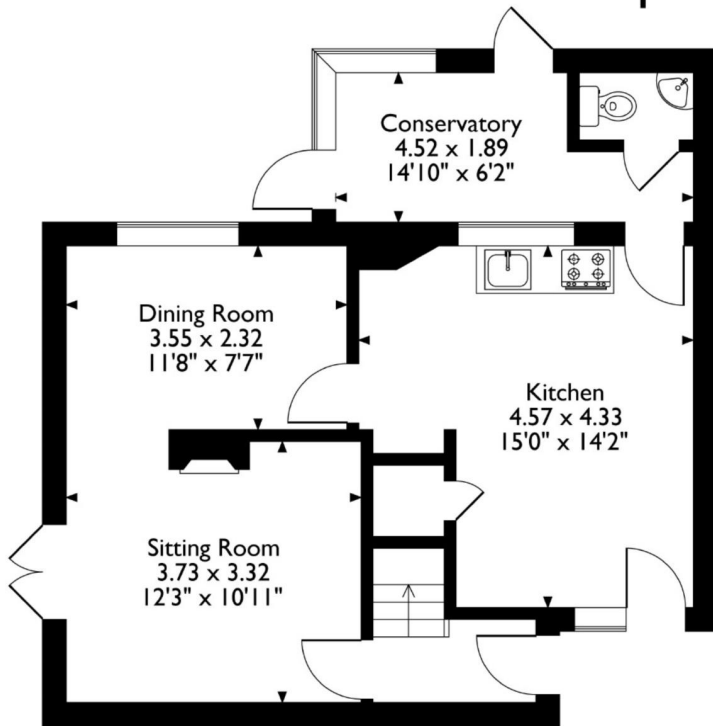


Enter the property via a hallway that leads to the light and airy lounge with a feature open fire place and French doors leading to the extensive garden.

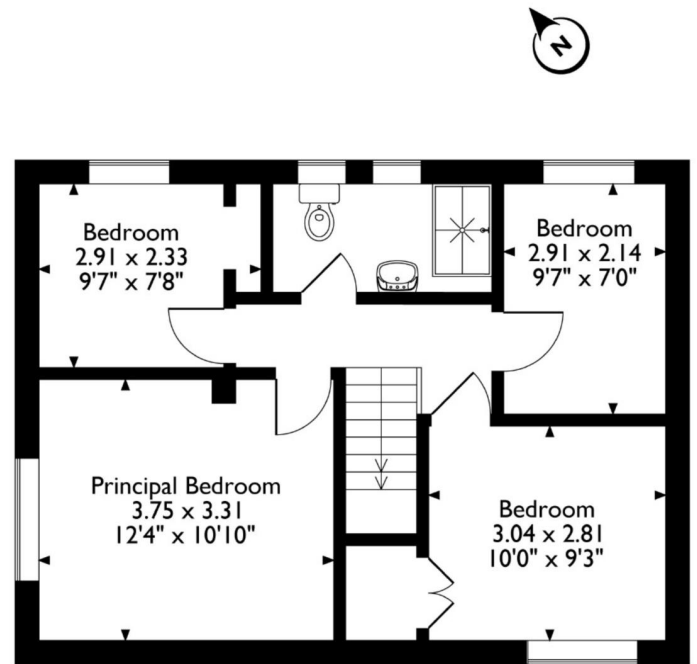
There is an opening into the dining room with a door leading to the spacious kitchen breakfast room which has limited fixtures and appliances but great potential to design a wonderful spacious kitchen with your own stamp on it.

22, Brook Estate, Monmouth

Approximate Gross Internal Area 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.

Off the kitchen there is to a conservatory/lean to which incorporates a former cloakroom.

The first floor offers four bedrooms two of which have fitted wardrobes.

A shower room completes the first floor.

STEP OUTSIDE



The property is sat in an extensive plot and offers above average large rear garden. The garden has a paved area as well as area to lawn and is well stocked with plants and shrubs. There is plenty of room to extend the house if required (subject to planning) and potential to create off street parking.

INFORMATION

Postcode: NP25 5AN
Tenure: Freehold
Tax Band: D
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

From our office in Agincourt Square, proceed down Monnow Street bearing left at the end onto Blestium Street. At the roundabout take the second exit and proceed over the bridge. At the traffic lights, take a right-hand turn onto Cinderhill Street and take the first exit at the roundabout onto Drybridge Street. At the next roundabout, take the second exit onto Rockfield Road then at the next roundabout take the first exit onto Watery Lane. Take the second right from Watery Lane and then park your car. A path will lead you to 22 Brook Estate which is at the end of the path on your left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		87
81-91	B		
69-80	C	71	
55-68	D		
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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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.