MONMOUTH

Guide price **£275,000**

ARCHER & CO

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To book a viewing call 01600 713030

12 ST CRISPIN CLOSE

Monmouth, Monmouthshire NP25 5UH

Well-presented two-bedroom detached property
Private cul-de-sac position
Detached garage and ample driveway parking

Located within walking distance of this lovely home are schools, a leisure centre, and every day facilities such as a doctor surgery and shops. But the centre of Monmouth is less than a mile away for an enviable choice of cafes, pubs and restaurants to choose from for meeting up with friends, plus a range of independent and national brand retailers, and sports and leisure opportunities such as cricket, football and a golf club.

The town can boast some of the best schools in the county as well as a location perfect as a permanent base for exploring the stunning Wye Valley Area of Natural Beauty, one of Wales' finest and most appealing areas offering an array of outdoor activities to try and to love, from hiking and biking to rambling and river-based activities.
To wander further afield, should you ever want to leave this fabulous location, and the main road south to Newport, Cardiff, Bristol via the M4 is the A40, and it skirts past the town so access to the main road network could not be easier. The A40 morphs into the M50 in a northerly direction, offering a direct route to Birmingham and The Midlands.

STEP INSIDE

Upon entering the property, you are welcomed by an entrance hallway that provides access to the kitchen/dining room, living room, and stairs to the first floor.

The kitchen features a stylish range of cream wall and base units, an integrated oven, electric ceramic hob, and space with plumbing for a washing machine. There is plenty of room for a dining table and chairs. At the rear of the property, a spacious living room enjoys French doors that open out to the generous garden.

Upstairs, the landing leads to two bedrooms and the family bathroom.

The principal bedroom is a generous double with two windows overlooking the rear garden.

Bedroom two is a well-sized single, and the family bathroom is well appointed, offering a bath, separate shower, WC, and wash hand basin.

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£275,000

KEY FEATURES

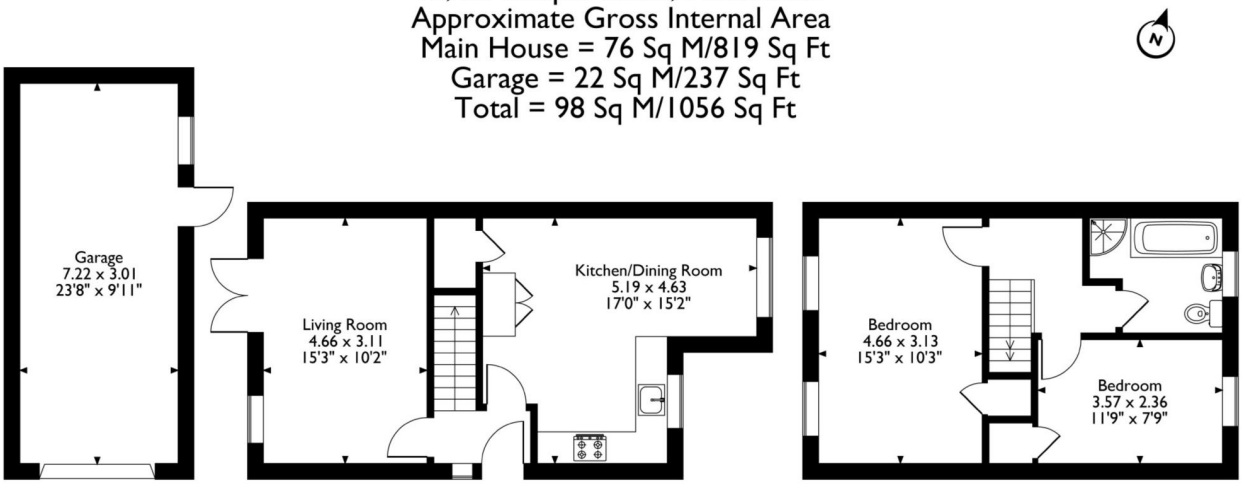
- Two-bedroom detached home
- Generously proportioned throughout
- Corner plot position
- Well-presented and generous garden
- Flat walking distance to Monmouth town centre
- Detached garage and ample driveway parking

STEP OUTSIDE

To the front of the property, you'll find a detached garage offering secure parking or additional storage, alongside a spacious driveway that comfortably accommodates multiple vehicles - ideal for families or those who enjoy entertaining guests. The frontage is attractively presented, creating a welcoming first impression.

To the rear, the property boasts a generously proportioned garden, perfect for outdoor living and entertaining. A large patio area provides an excellent space for alfresco dining, barbecues, or simply relaxing in the sunshine. Beyond the patio, a substantial area of level lawn offers plenty of room for children to play.

12, St. Crispin Close, Monmouth
Approximate Gross Internal Area
Main House = 76 Sq M/819 Sq Ft
Garage = 22 Sq M/237 Sq Ft
Total = 98 Sq M/1056 Sq Ft



Ground Floor **First Floor**

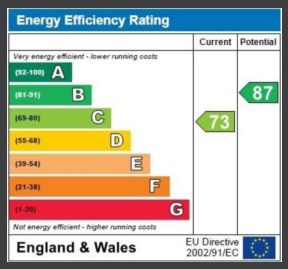
Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

DIRECTIONS

From our Monmouth office, proceed down Monnow Street. Turn left onto Blestium Street and at the roundabout, take the second exit over the bridge. At the traffic lights, turn left onto Cinderhill Street and at the roundabout, take the second exit onto Portal Road. Turn right onto Link Road and right again onto King Henry V Drive. Veer to the right and follow the road down to the end. Turn right onto St. Crispin Close and number 12 can be located in the far-right side.

INFORMATION

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



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