



MONMOUTH

Guide price **£225,000**



44 CORNPOPPY AVENUE

Monmouth, Monmouthshire NP25 5SD



Ideal First time buy
No onward chain
Garage

This fabulous two-bedroom home would make an ideal starter home or investment opportunity. This attractive mid link property has a cloakroom sitting room and kitchen breakfast room with French doors leading to rear garden and garage. The first floor has two double bedrooms as well as a family bathroom. Available with no onward chain.

Located in the highly desired Rockfield Estate, this property is conveniently located within walking distance to the market town of Monmouth. 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 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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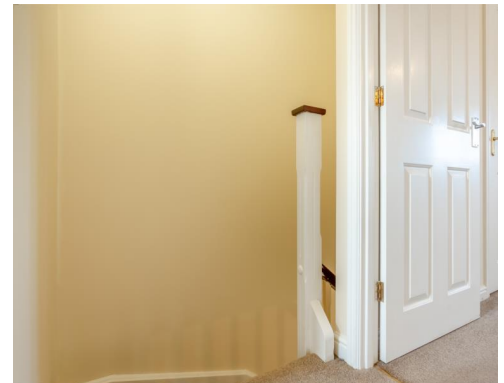


KEY FEATURES

- No onward chain
- Two double bedrooms
- Sitting room
- Kitchen/breakfast room
- Garage
- Pleasant rear garden



STEP INSIDE



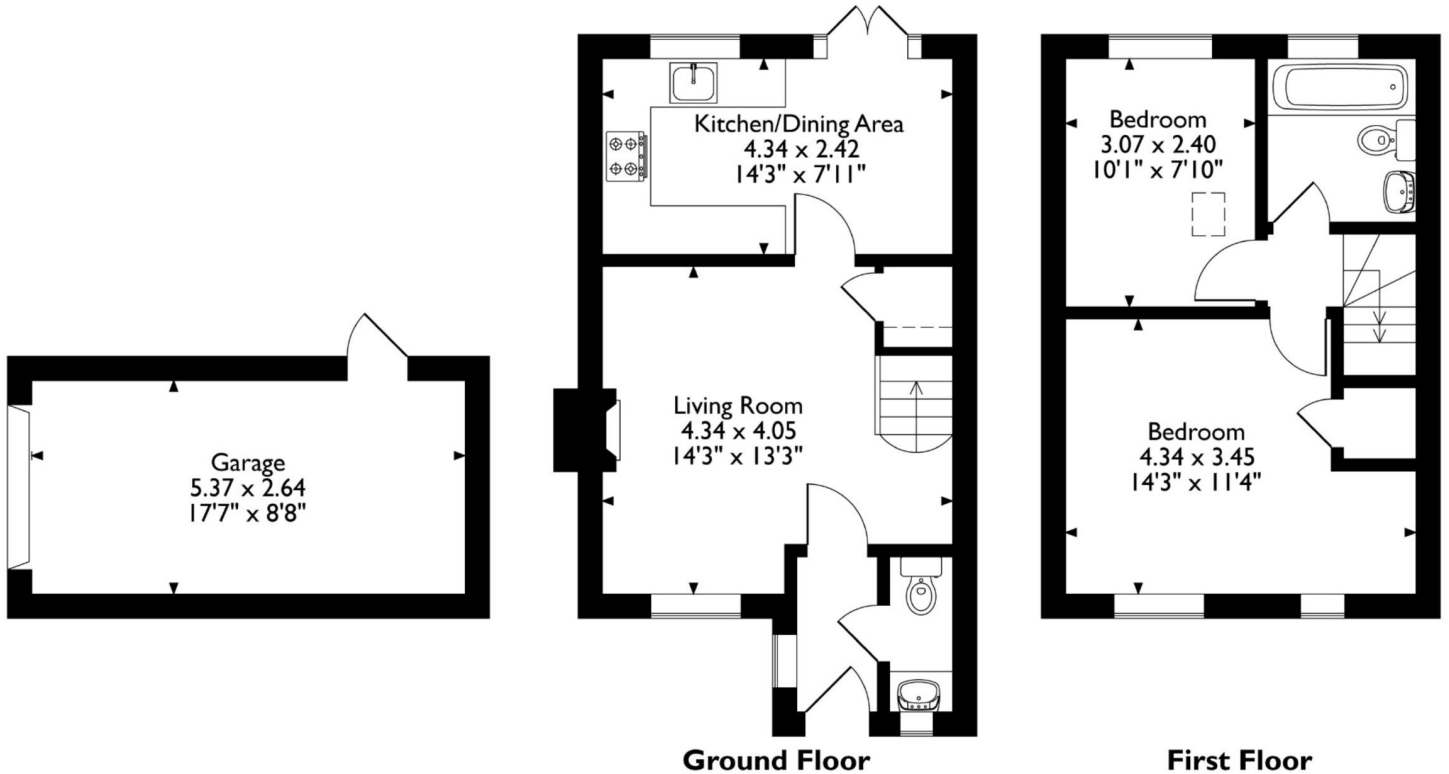
Enter the property into the purpose-built porch with grey wood effect laminate flooring continuing throughout the ground floor.

Door to the lounge and door to the cloakroom with obscure window to the front aspect W.C. Built in wash hand basin with cupboards beneath.

The lounge is a lovely size room with a window to the front aspect which floods the room with light. There is a useful understairs storage cupboard and a feature electric flame effect fire with a wooden mantel surround. Door leads to the kitchen/breakfast room.

The kitchen/breakfast room has a window and French doors leading to the rear garden. Fitted with a range of wall and base units with plumbing for an automatic washing machine, space for table and chairs.

44, Cornpoppy Avenue Penallt, Monmouth, Monmouthshire
 Approximate Gross Internal Area
 Main House = 61 Sq M/656 Sq Ft
 Garage = 14 Sq M/151 Sq Ft
 Total = 75 Sq M/807 Sq Ft



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 has doors to both bedrooms and family bathroom.

The principal bedroom is a generous double with a recess area ideal for wardrobes. Two windows to the front aspect, airing cupboard with hot water tank.

Bedroom two is also a good size double room with a window to the rear aspect.

The bathroom has an obscure window to the rear and is fitted with a panel bath with shower over, vanity wash hand basin with cupboards beneath, W.C.

STEP OUTSIDE



The front of the property has area to lawn and paved path way to the front door.

The rear garden has area to patio with a paved path leading to the personal door to the garage. There is an area laid to lawn.

To the rear of the house there is a single garage with up and over door and one parking space.

INFORMATION

Postcode: NP25 5SD
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, follow this road until you come to Cornpoppy avenue on your left hand side. Follow the road until you come to the end and take the left turn and number 44 will be found at the end of this road directly in front of you.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		89
(81-91)	B		
(69-80)	C		70
(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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