



MONMOUTH

Guide price **£295,000**



www.archerandco.com

To book a viewing call 01600 713030

8 BOLINGBROKE CLOSE

Monmouth, Monmouthshire NP25 5UA



Detached Bungalow in large plot
Three bedrooms
Modern throughout

This lovely bungalow is positioned at the end of a quiet cul du sac and is well presented throughout. The property also benefits from a very large garden as well as a driveway offering off street parking for several vehicles and a single garage.

Located on the edge of Monmouth town, this property is in a superb position within short distance to local amenities. 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 and Waitrose. Well-connected to the A40, the property allows for easy commuting with fantastic road links, yet is perfectly situated for rural living, with picturesque countryside surrounding and scenic walks.

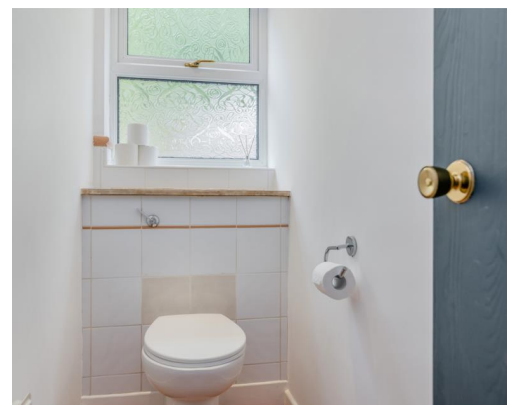


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KEY FEATURES

- Detached three-bedroom bungalow
- Modern throughout
- Garage
- Off street parking
- End of cul du sac position



STEP INSIDE



As you enter the property you are greeted by the spacious tiled hallway that gives access to all rooms.

The pleasant spacious lounge is light and airy with two windows to the front aspect of the property with wood effect tiled flooring.

The kitchen is a modern design and has plenty of space for appliances. There is a window to the rear aspect and a door giving access to the rear patio area ideal for outside dining and entertaining.

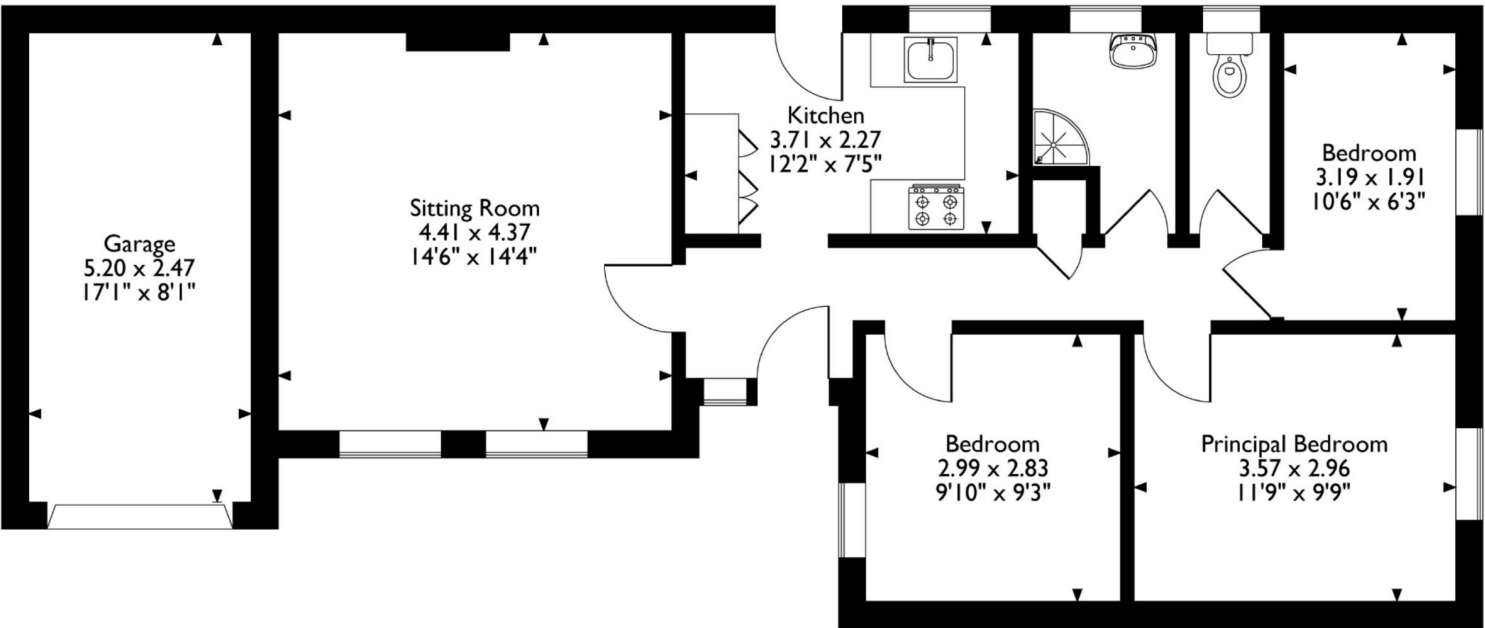
8, Bolingbroke Close, Monmouth

Approximate Gross Internal Area

Main House = 69 Sq M/743 Sq Ft

Garage = 13 Sq M/140 Sq Ft

Total = 82 Sq M/883 Sq Ft



Ground 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 three bedrooms are well proportioned with two doubles and a single.

There is a modern shower room as well as a convenient separate W.C.

STEP OUTSIDE



The front of the property has off street parking for several vehicles and a driveway leading to a single garage.

There is a gate which gives access to the rear garden which is divided into three areas by partition fencing. There is a storage area with space for a trailer and a patio area, also accessed from the kitchen door, ideal for entertaining and outside dining with a further area beyond laid to lawn. Enclosed mature hedging provides a good degree of privacy.

AGENT'S NOTE:

This sale is in relation to a member of the Archer & Co staff.

INFORMATION

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






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 left to Bolingbroke Close. Follow the road around and the property will be found on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C		65
(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.