



1 Jordan Gardens

Monmouth, NP25 5ED

£410,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are delighted to present to the market this immaculately presented four bedroom detached property, situated on the sought-after Rockfield estate in the town of Monmouth.

Downstairs, this property offers a modern kitchen with integrated appliances, a newly renovated sun room leading out to the rear garden, sizeable living room, separate dining room, a cloakroom and an integrated garage. To the first floor you will find four double bedrooms, master with an en-suite, a four-piece suite family bathroom, and a storage cupboard. Outside, you will find a colourful, vibrant rear garden, with side access.

Jordan Gardens is situated within walking distance to Monmouth town centre where you will find a variety of local amenities such as supermarkets, cafes, doctors surgeries, dentists, pharmacies, free houses, independent businesses and great bus links.



Approached via a double glazed front door into:

Entrance Hallway:

13'8" x 3'9" (4.18m x 1.16m)

Power & lighting, stairs to first floor, double panelled radiator, doors to kitchen & lounge.

Lounge:

13'8" x 10'7" (4.18m x 3.23m)

Double glazed UPVC window to front aspect, TV point, gas fire, double panelled radiator, power & lighting, door to entrance hallway.

Kitchen:

17'0" x 9'9" (5.19m x 2.98m)

A range of eye level and base units, integrated fridge/freezer, integrated dishwasher, breakfast bar, four ring gas hob with extractor fan, eye level oven and grill, sink with mixer tap and integrated drainer unit, UPVC double glazed window to rear aspect, door to garage, cupboard under the stairs, vertical radiator.

Sun Room:

14'11" x 8'9" (4.55m x 2.68m)

Power & lighting, UPVC double glazed windows, double panelled radiator, double doors into the rear garden, leads into the dining room.

Dining Room:

9'9" x 9'2" (2.98m x 2.80m)

Power & lighting, double panelled radiator.

Cloakroom:

5'6" x 3'6" (1.70m x 1.09m)

Hand wash basin, W.C., double glazed frosted UPVC window, extractor fan, lighting.

First Floor Landing:

17'5" x 6'4" (5.32m x 1.95m)

Doors to bedrooms & family bathroom, double panelled radiator, power & lighting, loft access, airing cupboard.

Bedroom One:

11'1" x 8'9" (3.40m x 2.67m)

Double glazed UPVC window to front aspect, double panelled radiator, door to en-suite, built in wardrobes, power, ceiling fan & lighting.

En-Suite:

6'5" x 4'11" (1.96m x 1.51m)

Walk in shower cubicle, W.C., hand wash basin with shaver point & storage below, double glazed UPVC frosted window.

Bedroom Two:

10'9" x 8'5" (3.30m x 2.59m)

UPVC double glazed window to rear aspect, double panelled radiator, power, ceiling fan & lighting.

Bedroom Three:

9'8" x 9'4" (2.95m x 2.85m)

Double glazed UPVC window to rear aspect, double panelled radiator, power, ceiling fan & lighting, built in wardrobes.

Bedroom Four:

8'5" x 10'9" (2.58m x 3.30m)

Double glazed UPVC window to front aspect, double panelled radiator, built in wardrobe space, power, ceiling fan & lighting.

Bathroom:

8'1" x 6'2" (2.47m x 1.89m)

Walk in shower cubicle with rainfall shower head, heated towel rail, W.C., bath, hand wash basin with storage below, shaver point, UPVC double glazed frosted window, extractor fan & lighting.

Garage:

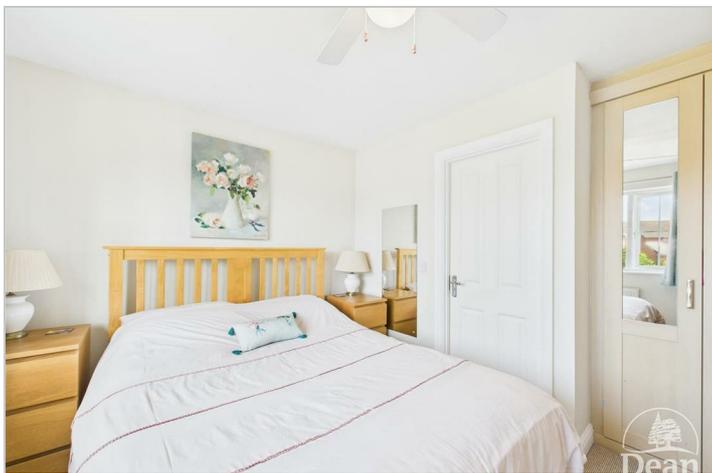
15'8" x 8'3" (4.78m x 2.53m)

Electric roller door, boiler, power & lighting, space & plumbing for washing machine, sink, built in storage, lighting, smoke alarm.

Outside:

As you approach the garden via the doors from the sun room you will find a flat patio area. Beyond this is a colourful garden filled with mature shrubs, vibrant plants and raised beds. This garden offers a seating area with a pergola, a garden shed, greenhouse and side access.

To the front a driveway for 2-3 vehicles and a front lawn surrounded by mature shrubs.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



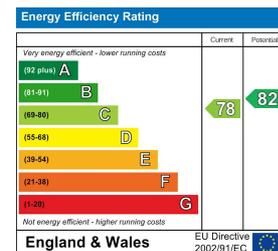
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.