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Wonastow Road, offers in excess of £275,000

- Convenient for Town and nearby local shop
- Dual access, with parking and Garage
- Ground floor Shower Room
- Updated Kitchen, carpets included
- Well stocked garden to rear
- EPC Rating: D



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About the property

Attractive modernised semi-detached chalet style property appreciating sizeable plot, with twin access providing parking to front and garage set to the rear. Available with no onward chain.

Situated on the edge of Town, within a popular residential area, ideal for the local primary School and convenience store. A particular feature of the property is the driveway and parking area to front, with attractive planted borders. A path leads up to the side entrance and around to the established enclosed rear garden, offering a degree of privacy, well stocked with mixed shrubs creating interest and texture, lawned area and paved terrace, ideal for arranging garden seating. To the far end, there is a useful storage outhouse and Garage which is accessed from the lane behind.

Internally the accommodation comprises; Entrance Hall with staircase to upper floor and doors to following; Sitting Room with wide panelled window to front aspect. Kitchen with Breakfast area, fitted with a range of modern units comprising cupboards and drawers with work surfaces, incorporating oven and hob. Built-in storage understairs and separate cupboard housing the gas fired boiler. Convenient modernised ground floor Shower Room. On the first floor, Landing area leading to the three well proportioned Bedrooms within the typical character chalet style having some dormer windows. Available for viewing, with no onward chain. In our opinion the property is in good decorative order and presented with carpets and flooring included.



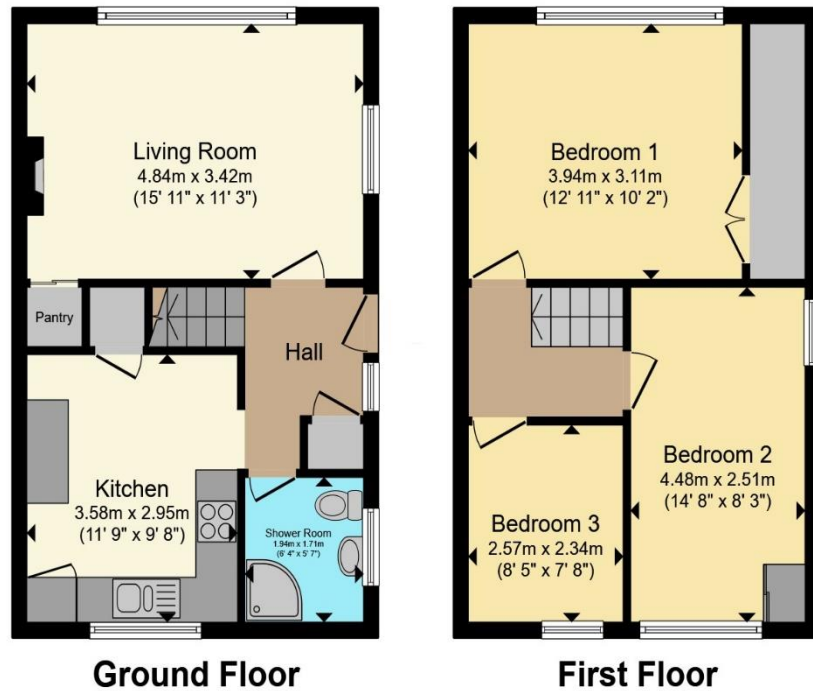


Accommodation

Agents Note

Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved. It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Floorplan



Total floor area 77.4 m² (834 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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