



OSBASTON, MONMOUTH

Guide price **£475,000**



HILLSIDE BUNGALOW

28 Duchess Road, Osbaston, Monmouth, Monmouthshire NP25 3HT



Beautifully presented bungalow
Sought after location of Osbaston
Parking for several vehicles

This spacious three-bedroom detached bungalow is located in the highly sought-after area of Osbaston. Set within a generously sized plot, the property enjoys an elevated position with stunning westerly views towards the Welsh mountains. 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. Monmouth is well connected to the nearby A40 providing 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 Hereford, Abergavenny and Newport.



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KEY FEATURES

- Three Bedroom bungalow
- Beautifully presented throughout
- Extensive loft space
- Sought after location
- Beautiful hill top views
- Parking for several vehicles



STEP INSIDE



As you enter the property, you are welcomed by a spacious hallway with doors leading to the bedrooms, shower room, kitchen/breakfast room, and a useful storage cupboard.

The modern kitchen/breakfast room features two windows to the rear aspect overlooking the attractive garden. It offers a range of wall and base units, a walk-in shelved pantry, and a breakfast bar with seating. Additional features include a gas fired cast iron Rayburn range, eye-level multi oven, four-ring ceramic hob, one-and-a-half sink with drainer, integrated dishwasher, and space for a fridge/freezer. Doors lead through to the dining room and utility area.

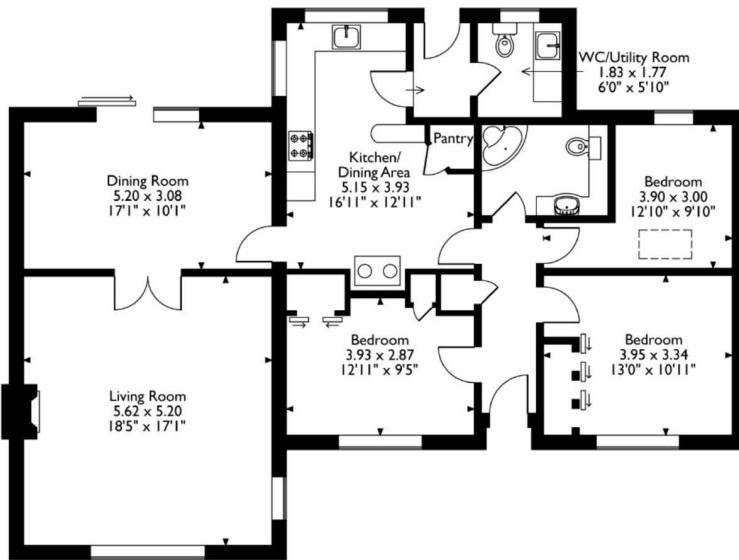
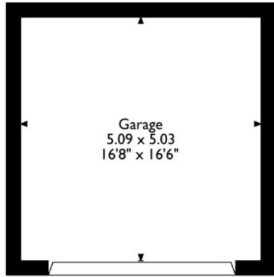
The generous utility area has a door and window to the rear garden, along with a range of wall and base units, a sink and drainer, and space for a washing machine and tumble dryer. There is also a low flush W.C. And ample space for coats and shoes.

The dining room is well-proportioned and ideal for entertaining, with sliding patio doors opening onto the rear garden and double doors leading into the lounge.

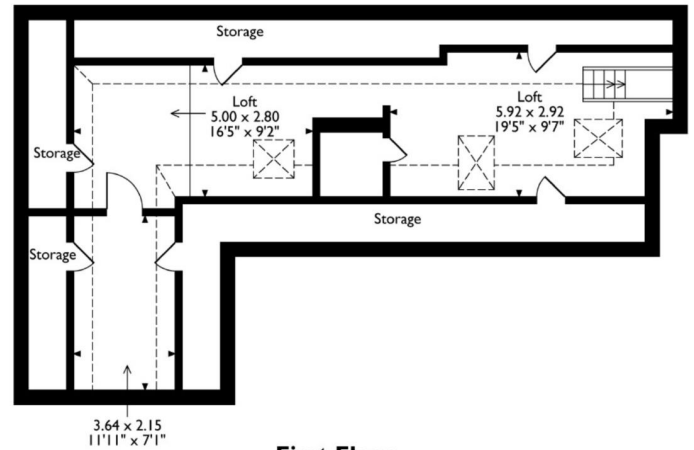
The spacious lounge enjoys two windows to the front aspect with distant hilltop views towards the Skirrid and Buckholt. It benefits from original wood flooring and a coal effect gas fire with hearth and mantelpiece.

Hillside Bungalow, 28, Duchess Road Osbaston, Monmouth, Monmouthshire

Approximate Gross Internal Area
 Main House = 145 Sq M/1561 Sq Ft
 Garage = 26 Sq M/280 Sq Ft
 Total = 171 Sq M/1841 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.

The principal bedroom is generously sized, featuring a wide front-aspect window with distant hill views and a triple sliding mirrored wardrobe.

Bedroom two is also a good-sized double, with a front-aspect window, mirrored sliding wardrobe, and a built-in cupboard.

Bedroom three is a well-proportioned single room with a rear-aspect window overlooking the garden and access to the loft.

The loft is fully boarded and carpeted, offering extensive additional space with eaves storage, two Velux windows to the front, and a small workshop area with power and lighting.

The shower room is fitted with a modern suite comprising a fully tiled shower cubicle with glass sliding doors, a wraparound vanity unit with integrated wash hand basin and storage, a low-level W.C., and a heated towel rail.

STEP OUTSIDE



To the front of the property, there is a driveway providing parking for up to three vehicles, leading to a spacious single garage. Steps also lead up from the driveway to the front door and an attractive patio/seating area, ideal to take in the wonderful far reaching views. The front garden is attractively tiered, featuring a lawned area along with bark and stone-chipped flower beds planted with a variety of shrubs and flowers. There is also convenient side access to the rear garden from both sides of the property.

To the rear, the property boasts a generous patio area, perfect for outdoor dining and entertaining. Steps lead up to a stone-chipped section and a further lawned area, all enclosed by hedging along the borders for added privacy. A standout feature is the charming waterfall pond with a seating area, creating a peaceful retreat. The garden also includes a raised bed ideal for growing fruit or vegetables, as well as a garden shed, greenhouse, and fruit cage - perfect for those looking to cultivate their own produce.

INFORMATION

Postcode: NP25 3HT

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

From our Monmouth office, head north on Agincourt Square. At the traffic lights, turn left onto Monk Street. Proceed up the Hereford Road. At the top of the Hereford Road, turn left onto Highfield Road and proceed down the hill. Turn left onto Duchess Road and the property will be found a short distance along on the left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		81
(81-91)	C		
(69-80)	D	61	
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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