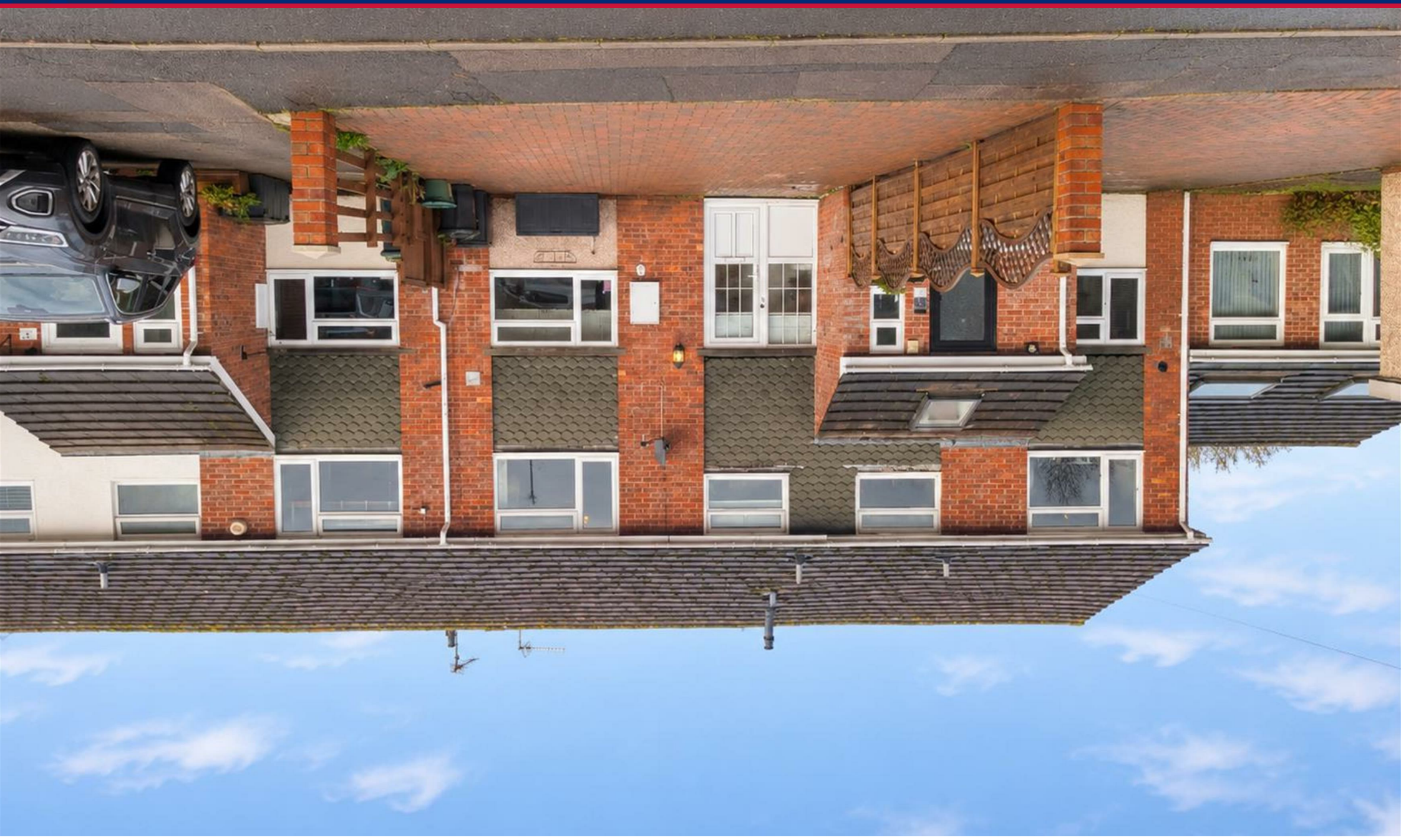
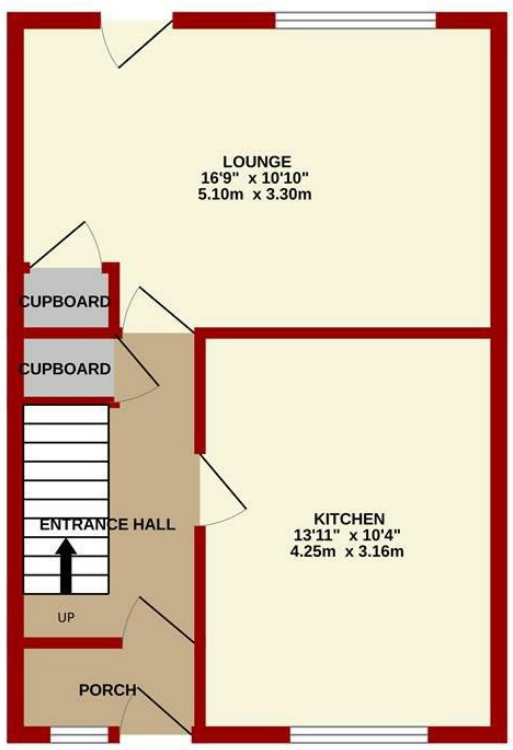
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Monmouth NP25 5FG

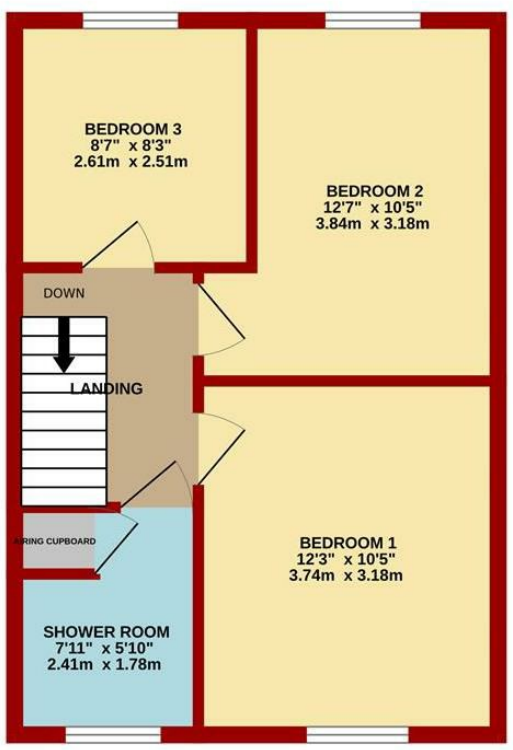
STEVE GOOCH
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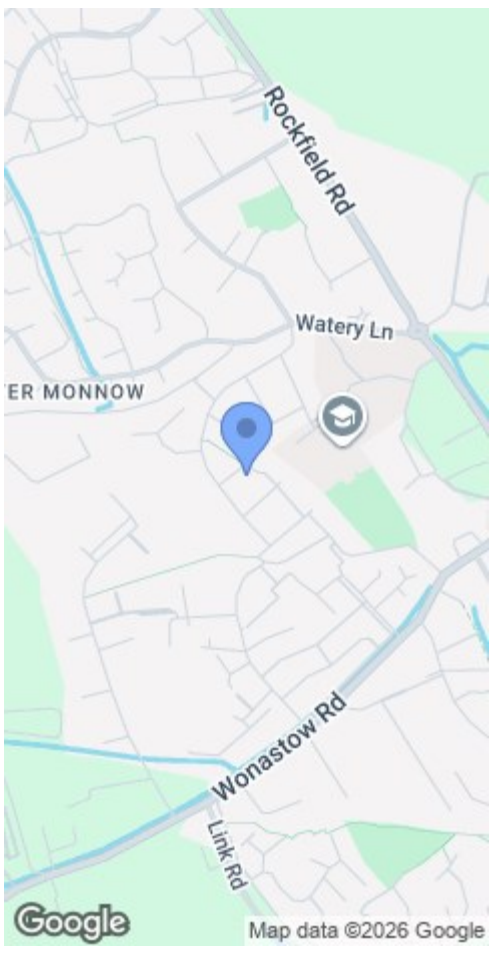


GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.

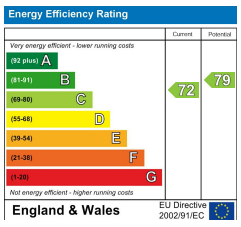


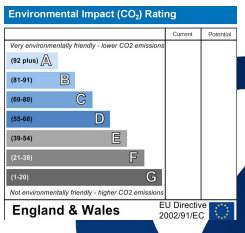
1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.





TOTAL FLOOR AREA : 830 sq.ft. (77.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

£230,000

A well-presented THREE-BEDROOM MID-TERRACED HOUSE, situated within a popular residential location in Monmouth. The property offers well-proportioned accommodation comprising an entrance porch, entrance hall, KITCHEN/DINING ROOM, spacious LOUNGE, THREE BEDROOMS and a recently REFITTED SHOWER ROOM. Further benefits include GAS CENTRAL HEATING, DOUBLE GLAZING, OFF-ROAD PARKING FOR TWO VEHICLES, a SINGLE GARAGE and an ENCLOSED REAR GARDEN.

Monmouth is in the heart of the Wye Valley, and, as a designated area of outstanding beauty, is surrounded by magnificent countryside. As a border town, this is where Wales really begins from the viewpoint on the Kymin, a National Trust property overlooking the town, the hills around Abergavenny, Hay Bluff, and the Brecon Beacons far distant, make a superb vista.
Some of the population of just over 10,000 work locally, particularly in the many schools, but a large percentage commute to Bristol, Cardiff and Hereford.

There is excellent motorway access to the Midlands, the north, South Wales, and to the Severn Bridge and London. For the Tourist, Stratford and Avon, the Forest of Dean, Tintern Abbey and the Wye Valley, the Brecon beacons National Park and West Wales are all within easy reach.















ENTRANCE PORCH
5'10 x 3'02 (1.78m x 0.97m)
Accessed via a double glazed UPVC entrance door, with a further door leading into the entrance hallway.

ENTRANCE HALLWAY
5'11 x 11'08 (1.80m x 3.56m)
Stairs rising to the first floor, under-stairs storage and doors leading to the lounge and kitchen/dining room.

KITCHEN/DINING ROOM
10'4" x 13'11" (3.15m x 4.24m)
Fitted with a range of base and drawer-mounted units with roll-edge work surfaces over, incorporating a one-and-a-half bowl sink unit with drainer. Space for a washing machine, dishwasher and tumble dryer, together with a four-ring gas hob. Further benefits include inset ceiling spotlights, power points, part-tiled walls and a front-aspect double glazed UPVC window.

LOUNGE
16'09 x 10'10 (5.11m x 3.30m)
Featuring a fireplace with an electric fire, television point and built-in storage cupboard. Rear-aspect double glazed UPVC window and door providing access to the rear garden.

FIRST FLOOR

LANDING
Providing access to all three bedrooms and the shower room, together with access to the loft space.

BEDROOM ONE
12'3" x 10'5" (3.73m x 3.18m)
Front-aspect double glazed UPVC window and power points.

BEDROOM TWO
12'7" x 10'5" (3.84m x 3.18m)
Rear-aspect double glazed UPVC window and power points.

BEDROOM THREE
8'7" x 8'3" (2.62m x 2.51m)
Rear-aspect double glazed UPVC window and power points.

SHOWER ROOM
7'11" x 5'10" (2.41m x 1.78m)
Recently re-fitted with a fully tiled walk-in shower, low-level WC and wash hand basin. Airing cupboard housing the Worcester combination boiler and front-aspect double glazed frosted UPVC window.

OUTSIDE

FRONT
Brick-paved driveway providing off-road parking for two vehicles, together with an external tap and space for refuse bins. The property also benefits from a single garage accessed via an up and over door.

REAR GARDEN
Enclosed by fencing and predominantly laid to lawn, with a patio seating area providing space for outdoor entertaining.

SERVICES
Mains - Water, Electricity, Drainage and Gas

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Welsh Water - Rates are to be confirmed

LOCAL AUTHORITY
Council Tax Band: D

TENURE
Freehold

VIEWINGS
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
What3Words: ///gourmet.smallest.propelled

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.