



4 Almhouse Street,  
Monmouth

## 4 Almshouse Street, Monmouth

This very pretty, 3 bed, mid-terrace town house enjoys a prime location at the top of town, a short flat walk from the Centre. Set over 2 floors with a cellar & garden room, the attractive, bright and characteristic accommodation has a wealth of features throughout. Walled low maintenance, courtyard garden. On street permit parking available. No onward chain.

### Asking price of £355,000 Freehold

Traditionally constructed with a painted rendered exterior with mainly inset uPVC double glazed windows and doors set under a pitched tiled roof. It has been tastefully remodeled to expose and embellish its internal features which include a stone inglenook fireplace, exposed beams and brickwork and wooden part glazed doors. A mains gas boiler provides domestic hot water and heating to radiators throughout.

**The main entrance is from the street and through a composite door with viewing panel into:**

#### **INTERNAL PORCH:**

Glazed on three sides with door into;

#### **LIVING ROOM: 6.76m (Max) x 4.58m (Max) (22'2" x 15'0")**

Two windows to the front elevation with townscape views. Ranch style staircase with wooden handrail up to first floor. Feature exposed stone inglenook fireplace with stone hearth. Door into:

#### **KITCHEN: 5.08m x 2.25m (16'8" x 7'5")**

Window to back with views of the courtyard garden. Laminate work surfaces along two walls with ceramic tiled splash-blacks. Inset one and half bowl stainless steel sink and four ring gas hob with stainless steel extraction hood over. A range of paneled cupboards and drawers set under with space for fridge and plumbing for washing machine/tumble dryer. Complimentary wall mounted cabinets with display shelving and tall unit housing oven/grill. This room opens out into;

#### **GARDEN ROOM: 2.00m (Max) x 2.90m (6'7" x 9'6")**

Full height glazing on all sides with windows overlooking the walled courtyard garden and townscape and external door.

#### **LOBBY & CLOAK ROOM:**

Wall mounted wash basin with mixer taps. Wall mounted Worcester gas boiler. Cubicle with low level W.C.

From Kitchen, a pair of part of glazed wooden doors down to:

#### **CELLAR:**

With restricted head height. Exposed stone walls and concrete floor. Power and light.

**From living room up stairs to:**

#### **FIRST FLOOR LANDING:**

"L-shaped" with storage cupboard with wooden slatted shelving and hanging rail: Doors into the following:

#### **BEDROOM TWO: 3.72m x 1.93m extending to 2.99m (12'2" x 6'4" extending to 9'10")**

"L-shaped" with window to front with townscape views. Roof access hatch.

#### **BEDROOM ONE: 5.15m x 3.04m (16'11" x 9'12")**

Window to front with townscape views. Two integrated wardrobes along one wall with mirrored fronts, hanging rails, shelving and ample storage.

#### **FAMILY BATHROOM:**

Frosted window to back. White suite comprising a low-level W.C, pedestal wash basin with mirror and shaver light over and "P" shaped paneled bath with shower head over on adjustable chrome rail. Extractor fan at high level.

#### **BEDROOM THREE: 2.98m (Max) x 2.44m (Max) (9'9" x 8'0")**

Window to back with views over the courtyard garden to the townscape. Airing cupboard with storage and wooden slatted shelving.

#### **OUTSIDE:**

The level courtyard garden is mainly paved and is adjacent to the conservatory and ideal for alfresco dining. Well stocked borders with interspaced flowers, shrubs and trees. There is a useful wooden gate out to a communal footpath leading out to Glendower car park entrance. Boundaries are a combination of stone walls and wooden fencing.

#### **SERVICES:**

Mains gas, electric, water and drainage. Council tax band E. EPC rating D.

#### **DIRECTIONS:**

Walking from our office, turn right to the end of Church Street then turn right down to the end of St Mary's Street. Turn right along Almshouse Street and No 4 can be found towards the end of the street on the righthand side. What3Words-///press.glossed.rent

#### **Roscoe Rogers & Knight would like to draw your attention to the following notes:**

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact or warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.





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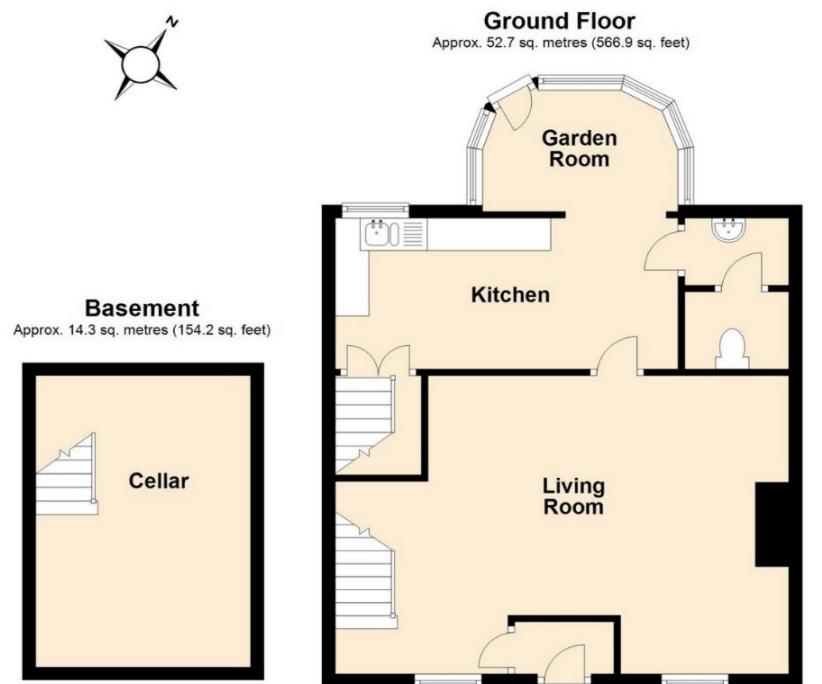
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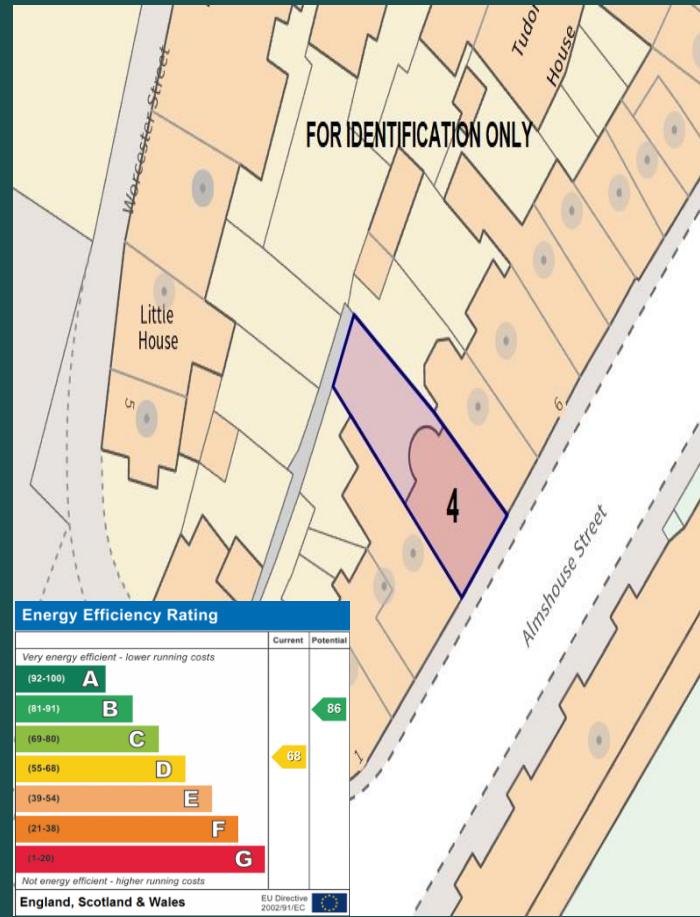
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Total area: approx. 112.8 sq. metres (1213.8 sq. feet)



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