



MONMOUTH

Guide price **£375,000**



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To book a viewing call 01600 713030

HOLLYBELL HOUSE

1 Lockwood Row, Monmouth, Monmouthshire NP25 5DH



This light, airy and spacious, individually designed three-bedroom home is set on a generous plot, just a short, level walk from Monmouth town centre.

The ground floor offers a superb kitchen/breakfast/family room with patio doors opening onto a decking area, ideal for indoor-outdoor living. There is also a separate reception room and a cloakroom, with the added benefit of underfloor heating throughout the ground floor.

Upstairs, the property features three well-proportioned bedrooms and a family bathroom.

Outside, the home enjoys ample off-road parking for several vehicles and a good-sized, private garden. A large wooden storage shed with power and lighting provides excellent additional storage.

Located on the edge of Monmouth town, this property is in a superb position within short distance to local amenities. 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 and Waitrose. Well-connected to the A40, the property allows for easy commuting with fantastic road links, yet is perfectly situated for rural living, with picturesque countryside surrounding and scenic walks.

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KEY FEATURES

- Modern Detached Home
- Individual design
- Three Bedrooms
- Underfloor heating to the ground floor
- Private spacious rear garden
- Flat walking distance Monmouth town



STEP INSIDE



Entrance

The property is approached via paved steps leading to the front door.

Hallway

The hallway provides access to the first-floor staircase, the downstairs cloakroom and the kitchen/breakfast/family room. Oak-effect flooring runs throughout the ground floor, and there is an understairs cupboard housing the Worcester combination boiler and underfloor heating controls..

Kitchen/Breakfast/Family Room

A bright and spacious room with a window to the front and bi-fold doors opening onto a raised patio area at the rear of the property. The kitchen is fitted with modern high-gloss units with work surfaces over and provides space for a fridge freezer, oven and washing machine. An open doorway leads through to the sitting room.

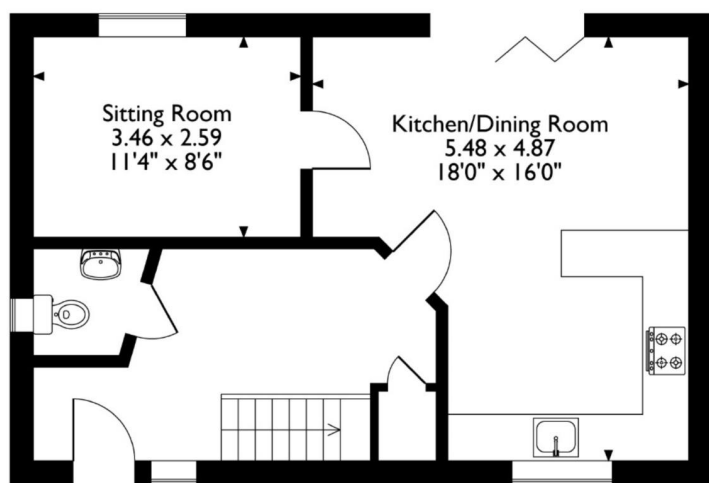
Sitting Room

The sitting room enjoys a window overlooking the private rear garden.

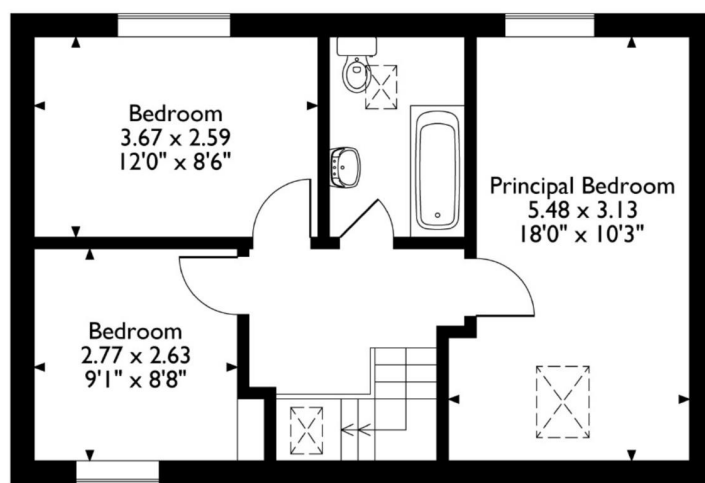
Cloakroom

Fitted with a WC and a hand wash basin with storage beneath, with a window to the side aspect.

I, Lockwood Row, Monmouth
Approximate Gross Internal Area
92 Sq M/990 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.

Landing

The landing gives access to all bedrooms and the family bathroom and benefits from a Velux window and radiator.

Bedroom One

A well-proportioned bedroom with a window to the rear, Velux window to the front and radiator.

Bedroom Two

A further bedroom with a window to the rear and radiator.

Bedroom Three

A third bedroom with a window to the front and radiator.

Bathroom

The bathroom is fitted with a P-shaped bath with shower over and glass shower screen, WC and pedestal hand wash basin. Additional features include a Velux window and wall-mounted towel rail.

STEP OUTSIDE



Gated access leads to a large driveway providing ample off-road parking. The garden is mainly laid to lawn, with side access to the rear garden. The rear garden enjoys a good degree of privacy with a raised patio area as well as a further level area laid to patio and lawn. Paved steps lead to the front door, and to the rear there is a large wooden storage shed with power and lighting

INFORMATION

Postcode: NP25 5DH
Tenure: Freehold
Tax Band: F
Heating: Gas
Drainage: Private
EPC: C





DIRECTIONS

From our Monmouth office, proceed down Monnow Street and onto Blestium Street. At the roundabout, take the second exit. At the traffic lights, turn right onto Cinderhill Street. At the roundabout, take the first exit onto Drybridge Street. At the next roundabout, take the first exit onto Wonastow Road, take the first turning left onto lockwood row and the property is located at the end of the road.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		95
B (81-91)	83	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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