



MONMOUTH

Guide price **£345,000**



7 ST. JOHN STREET

Monmouth, Monmouthshire NP25 3EA



Three bedroom Grade II listed town house

Self-contained garden room/home studio office with its own shower room

Character throughout

Located in the heart of Monmouth Town, this characterful property is a stone's throw from the bustling high street and local amenities, including food stores such as Marks & Spencer and Waitrose, a pharmacy and independent cafes and restaurants. Monmouth also benefits from fantastic schooling, catering to all ages. With accessible road links to the A40, the property allows for easy commuting to neighbouring towns and cities, while bordering the Wye Valley, outdoor pursuits and countryside walks can be enjoyed, creating a wonderful balance between town and countryside living.



Guide price
£345,000



KEY FEATURES

- No chain
- Grade II listed town house
- Three bedrooms
- Two reception rooms
- Self-contained garden room/ home studio office with its own shower room



STEP INSIDE



Step Into Charm and Character - A Beautifully Presented Period Town House

As you step into this delightful period town house, you are immediately embraced by its charm, character, and inviting warmth. The welcoming entrance hall showcases beautiful flagstone flooring and feature wood panelling, setting the tone for the rest of the home.

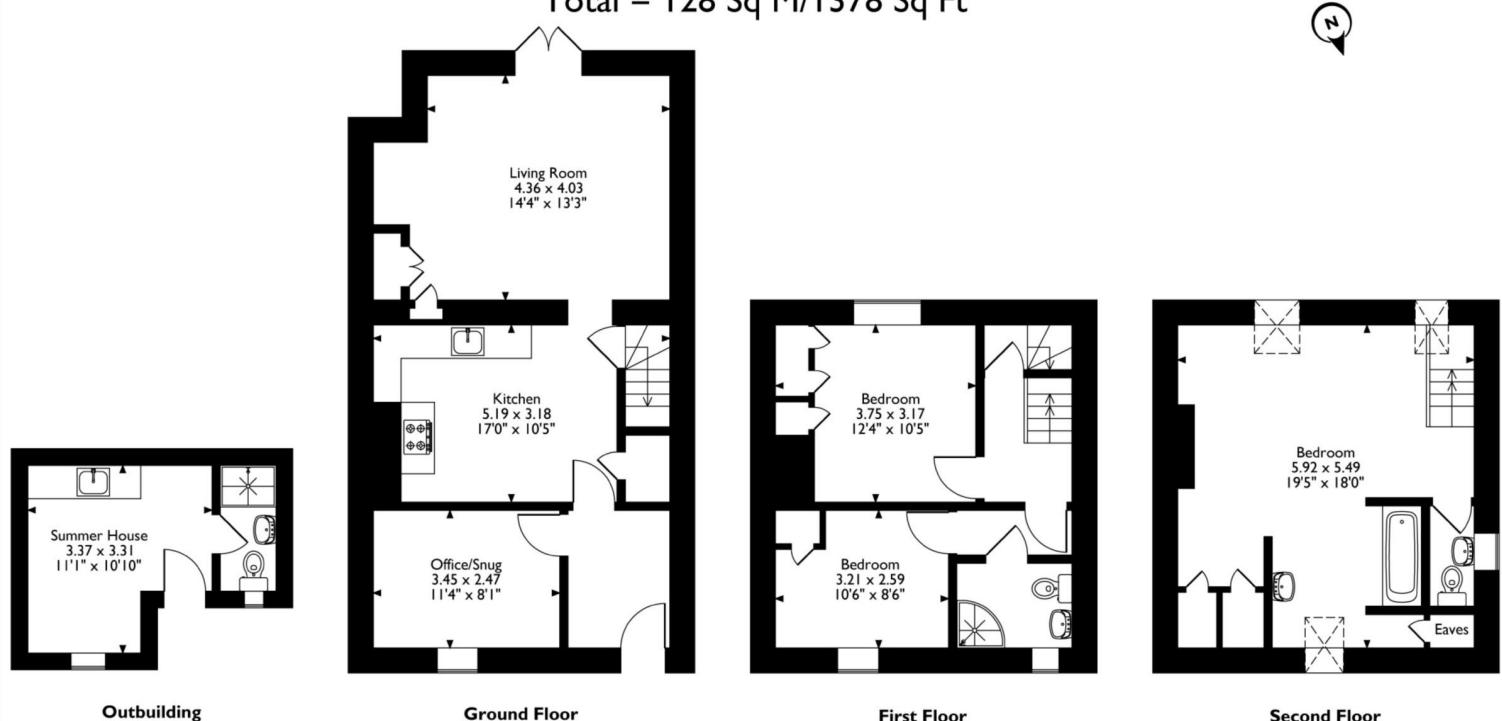
Just off the hallway, you'll find a second reception room currently used as a comfortable double fourth bedroom, featuring a sash window to the front aspect.

A wooden latch door leads into the spacious kitchen/breakfast room, thoughtfully designed with handmade wooden base units, a BRITANNIA range cooker, space for a fridge/freezer, plumbing for a washing machine, and a walk-in shelved pantry for ample storage.

A further cupboard and access to the stairway to the first floor complete the space.

A glazed panel door opens into the lounge - a stunning vaulted extension to the property - featuring exposed beams, a walk-in cupboard housing the LOGIC combination boiler, additional storage, and striking arched French doors that open onto the private walled rear garden.

7, St. John Street, Monmouth
 Approximate Gross Internal Area
 Main House = 116 Sq M/1249 Sq Ft
 Outbuilding = 12 Sq M/129 Sq Ft
 Total = 128 Sq M/1378 Sq Ft



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.

First Floor:

Upstairs, the landing provides access to two bedrooms and a stylish, modern shower room, complete with a fully tiled shower cubicle, WC, and a wash hand basin with storage beneath.

A further staircase leads to the top floor.

Second Floor Principal Bedroom Suite:

The principal bedroom is a true highlight of the home - an exceptional, light-filled space boasting original framed beams, wooden flooring, plentiful built-in cupboard and hanging space, and two Velux windows that offer sweeping views across Chippenham's fields.

A feature recess area houses a bath with shower over, while a separate WC and wash hand basin complete this unique suite.

STEP OUTSIDE



The private rear garden is attractively landscaped for low maintenance and enclosed by charming walling and fencing. At the heart is a paved patio area, perfect for alfresco dining or relaxing, with decorative stone chippings and raised planted borders adding cottage garden appeal.

A central pathway leads to the detached garden studio, which features a recessed entrance with flagstone flooring and a stable-style door. Inside, you'll find a worktop with sink and drainer, plumbing and space for a washing machine, tiled flooring, and a door leading into a modern wet room - an ideal flexible space for home working, creative pursuits, or guest accommodation.

INFORMATION

Postcode: NP25 3EA
Tenure: Freehold
Tax Band: E
Heating: Gas
Drainage: Mains
EPC: Exempt





DIRECTIONS

From our Monmouth office turn left into Agincourt Street, then follow the road as it bends to the right, and the property will be located on the left hand side.



2 Agincourt Square, Monmouth, NP25 3BT

01600 713030

monmouth@archerandco.com

www.archerandco.com

A ARCHER
& CO

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.