



MONMOUTH

Guide price **£210,000**



A ARCHER & CO

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To book a viewing call 01600 713030

20 BROOK ESTATE

Monmouthshire NP25 5AN



Three bedroom terraced house
Spacious living accommodation
Front & rear garden

This much loved three-bedroom, terraced home is the perfect place to get your foot on the fast-moving property ladder or a superb investment opportunity. The property is within walking distance of the local Co-operative and is less than a mile from the bustling Monmouth town centre.

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. Well connected to the nearby A40 which provides 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 both Hereford and Abergavenny.



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KEY FEATURES

- Terraced house
- Three well-proportioned bedrooms
- Spacious living accommodation
- Well-presented throughout
- Perfect first home or investment opportunity
- No onward chain



STEP INSIDE



Upon entering the property, you are welcomed by the main hallway which leads you through to the lounge/dining room and kitchen/breakfast room.

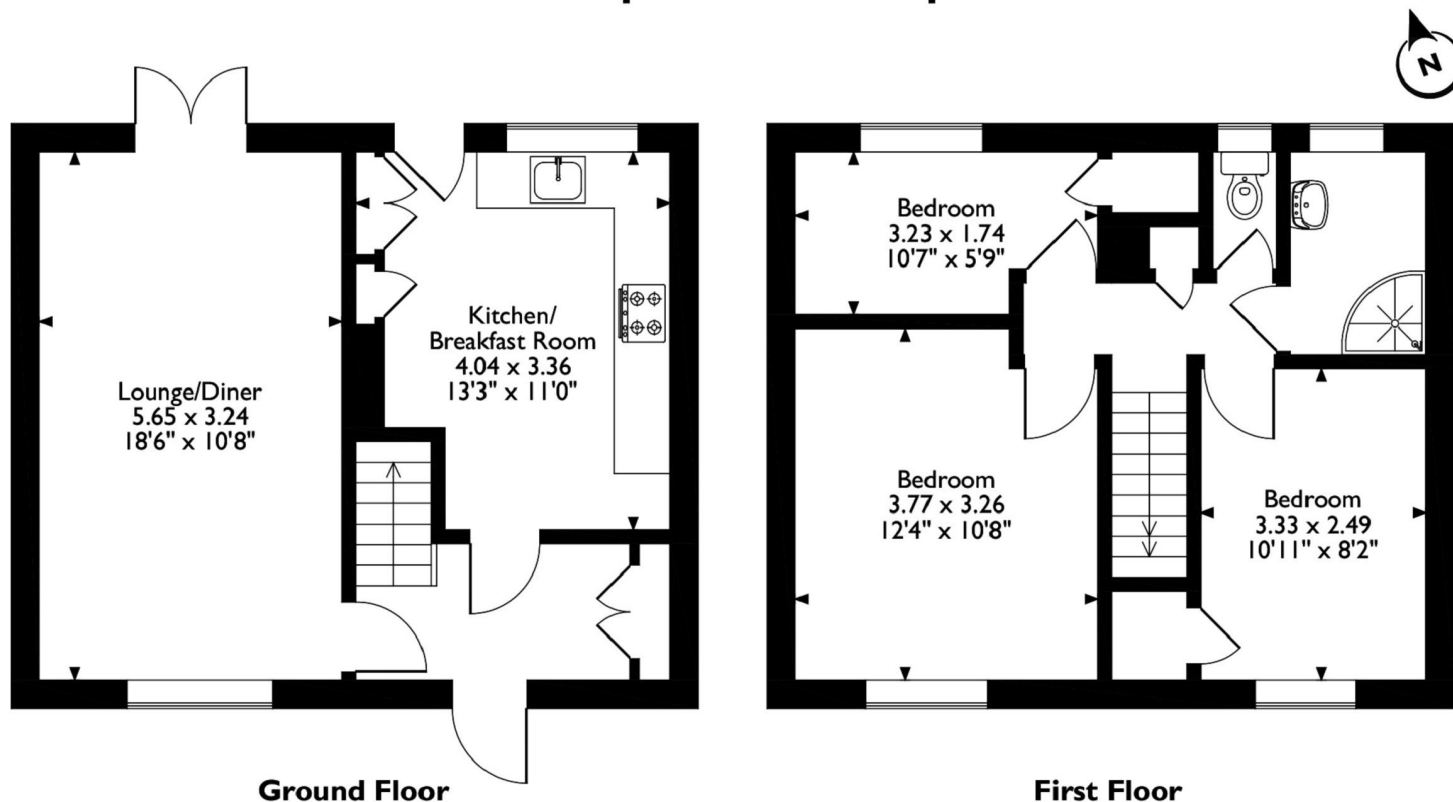
The generous kitchen/breakfast room has plenty of storage space for all your bits and bobs along with space for a host of appliances.

The kitchen has a large window overlooking the garden and a door that leads you out to the patio.

The spacious lounge/dining room is perfect for sitting back and relaxing after a long day or entertaining with family and friends with French doors leading you out to the patio and garden.

To the first floor you will find three well-proportioned bedrooms, two being doubles and the third a spacious single.

Approximate Gross Internal Area 76 Sq M/818 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.

The second and third bedrooms both have the benefit of built-in wardrobe space.

The family bathroom has a large shower and wash hand basin with a separate WC.

The property has been well loved and is in good condition throughout.

The property is in need of some modernisation however, this is a great opportunity to make this your own.

STEP OUTSIDE



The front of the property is well-maintained with a path leading to the front door with planters to the side with a variety of shrubs and flowers.

The rear garden is private being enclosed and benefits from a variety of trees, shrubs and flowers.

To the rear you have gated access along with a shed and greenhouse. A patio area is perfect for sitting out with family and friends to enjoy a coffee and entertaining.

INFORMATION

Postcode: NP25 5AN
Tenure: Freehold
Tax Band: D
Heating: Gas
Drainage: Mains
EPC: D





DIRECTIONS

From our office in Agincourt Square, proceed down Monnow Street bearing left at the end onto Blestium Street. At the roundabout take the second exit and proceed over the bridge. At the traffic lights, take a right-hand turn onto Cinderhill Street and take the first exit at the roundabout onto Drybridge Street. At the next roundabout, take the second exit onto Rockfield Road then at the next roundabout take the first exit onto Watery Lane. Take the second right from Watery Lane and then park your car. A path will lead you to 20 Brook Estate which is at the end of the path on your left-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		87
B (81-91)		
C (69-80)		
D (55-68)	64	
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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