



MONMOUTH

Guide price **£530,000**



68 HEREFORD ROAD

Monmouthshire NP25 3HJ



Detached
Four reception rooms
Popular location

Built in 1935 this delightful property on the Hereford Road comes to the market for the first time in 40 years.

The property has many original features and a very large garden with farmland and distant hilltop views beyond. This wonderful home has a most welcoming hallway with solid oak flooring, feature turned staircase and doors leading to the dining room, lounge and study.

Further rooms to the ground floor include a spacious sun lounge overlooking the wonderful rear garden, and kitchen with door to the garage. The first floor has three double bedrooms and a family bathroom.



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KEY FEATURES

- Detached
- Four reception rooms
- Popular location
- Three bedrooms
- Original features
- Large rear garden with countryside views



STEP INSIDE



ENTRANCE

With tiled flooring and cupboards.

HALLWAY

Solid oak flooring, turned staircase off, radiator, doors to dining room, lounge and study.

STUDY

UPVC window rear aspect. Under stairs storage cupboard, glazed door to kitchen.

DINING ROOM

UPVC bay window to front aspect. Coal gas effected fire, radiator, original picture rail.

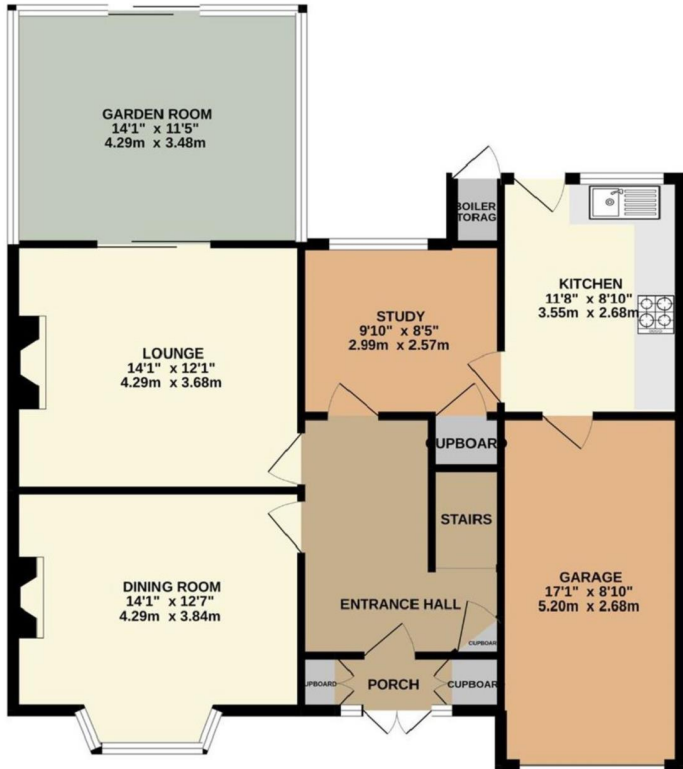
LOUNGE

Feature gas fire, picture rail, radiator, sliding patio doors to garden room.

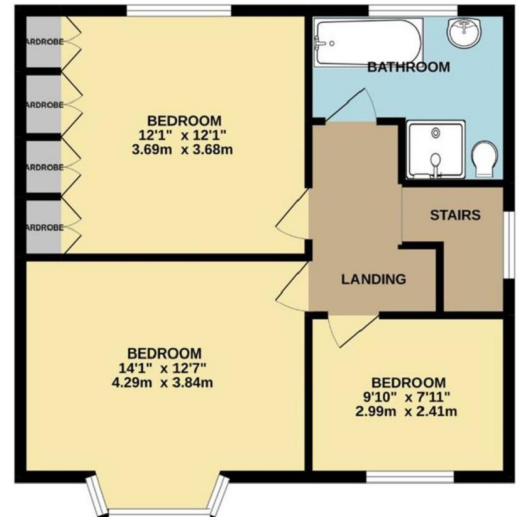
KITCHEN

UPVC window to the rear, tiled flooring, door into garage, ½ glazed door to the rear garden. Fitted with a range of wall and base units, four ring gas hob, double oven, space and plumbing for dishwasher, space for fridge/freezer, radiator.

GROUND FLOOR
968 sq.ft. (89.9 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1524 sq.ft. (141.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GARDEN ROOM

Sliding patio doors to rear garden, UPVC to side aspect.

Stairs to FIRST FLOOR and LANDING

Turned staircase, UPVC window side aspect, radiator, loft hatch, doors to all bedrooms.

MAIN BEDROOM

UPVC bay window front aspect, radiator, original picture rail.

BEDROOM TWO

UPVC window to rear with beautiful views, fitted wardrobes and bed side cupboards, radiator, original picture rail.

BEDROOM THREE

UPVC window to front aspect, radiator, original picture rail.

BATHROOM

Obscure UPVC window to side aspect, Jacuzzi bath, fitted vanity wash hand basin, cupboards, WC, separate fully tiled shower cubicle.

STEP OUTSIDE



FRONT:

Off street parking for several vehicles, area laid to lawn, access to single garage.

REAR:

Extremely generous rear garden with patio area, area to lawn, planted borders, an array of fruit trees to include apple, pear, plum and blackcurrant gooseberry bushes, two sheds. Wonderful views of farmland and hilltops beyond.

INFORMATION

Postcode: NP25 3HJ

Tenure: Freehold

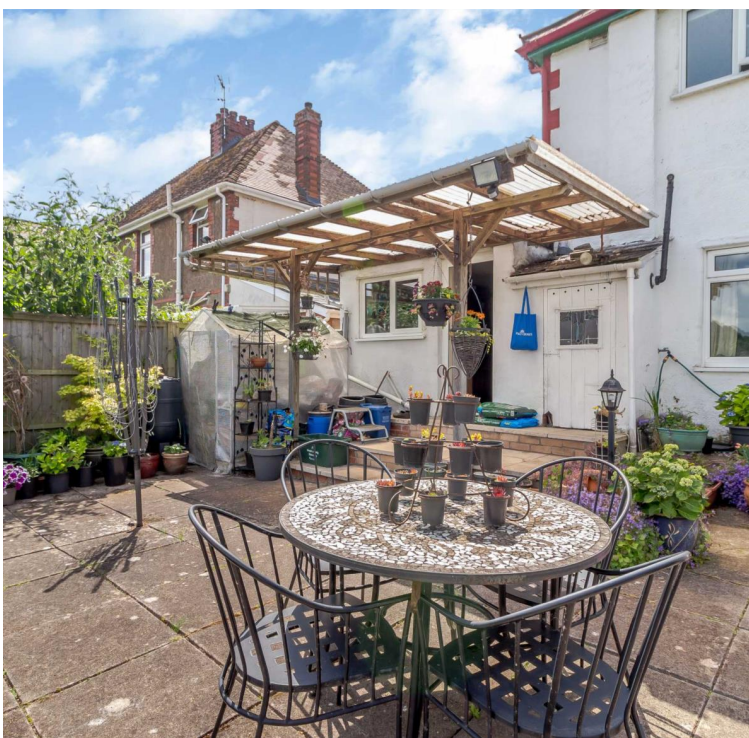
Tax Band: F

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

From our Monmouth office proceed towards the traffic lights. Turn left onto Monk Street and proceed up the Hereford Road and the property will be found on your right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		59	80

England & Wales EU Directive 2002/91/EC

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