



MONMOUTH

Guide price £195,000



www.archerandco.com

To book a viewing call 01600 713030

7 THE BURGAGE

Monmouth, Monmouthshire NP25 3DJ



Two-bedroom terraced home
Short distance to Monmouth town centre
No onward chain

This much loved two-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 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'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.

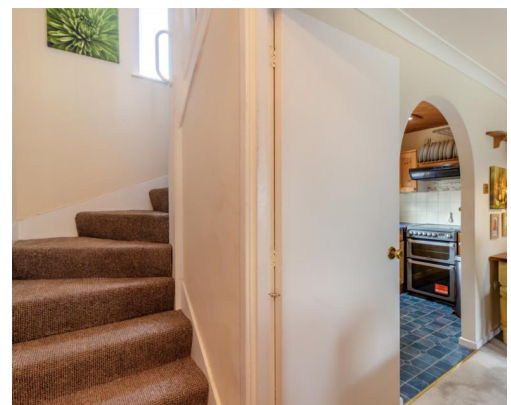


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KEY FEATURES

- Two-bedroom terraced property
- Set across three floors
- Short distance to Monmouth town centre
- Courtyard garden
- Perfect first time buy or investment
- No onward chain



STEP INSIDE



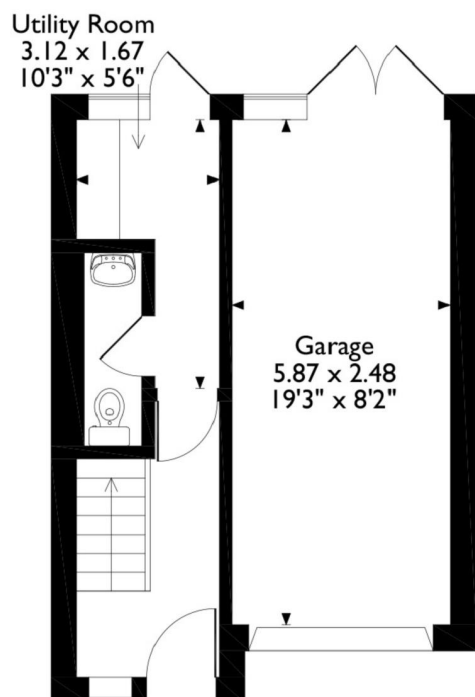
As you enter the property, you are greeted by an entrance hallway giving access to the utility room with access to the rear garden and cloakroom.

Also accessed from the hallway are stairs rising to the first floor giving access to the generously proportioned living with windows overlooking the front aspect and a cosy gas fireplace.

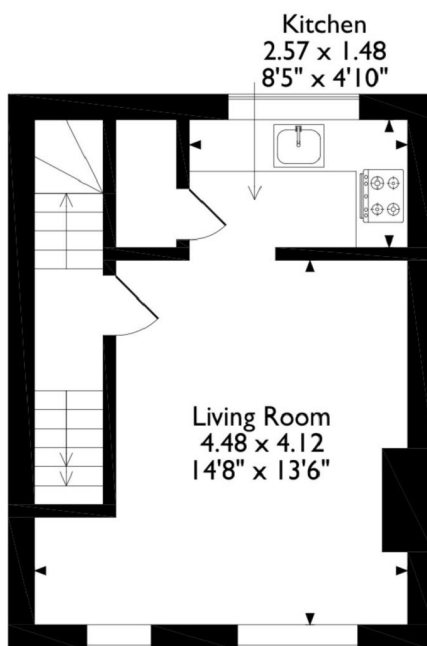
An archway leads through to the kitchen with window to the rear aspect and a range of wooden wall and base units, space for white goods and further storage cupboard.

A further staircase leads to the second floor with two bedrooms and family bathroom.

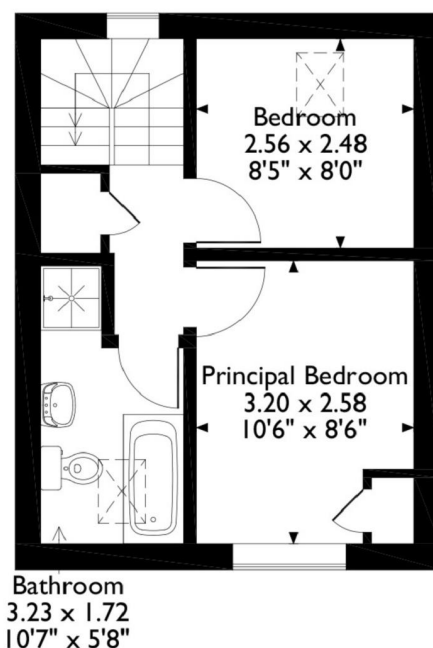
Approximate Gross Internal Area
 Main House = 67 Sq M/678 Sq Ft
 Garage = 15 Sq M/161 Sq Ft
 Total = 82 Sq M/839 Sq Ft



Ground Floor



First Floor



Second 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.

The principal bedroom is a generous size with window to the front aspect and the second bedroom benefits from a velux window flooding the room with natural light.

The family bathroom is fitted with a bath, separate shower, WC and wash hand basin.

STEP OUTSIDE



The property benefits from a rear courtyard garden, mainly laid to patio with raised beds with mature shrubs and trees.

INFORMATION

Postcode: NP25 3DJ
Tenure: Freehold
Tax Band: D
Heating: Gas
Drainage: Mains
EPC: TBC





DIRECTIONS

From our Monmouth office, proceed up Priory Street and turn right at the lights. Follow the road around and take the first exit at the roundabout. Proceed down Old Dixton Road and take the first exit left where number 7 can be found on the left hand side.



2 Agincourt Square, Monmouth, NP25 3BT
 01600 713030
monmouth@archerandco.com
www.archerandco.com



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.