



MONMOUTH

Guide price £475,000



 ARCHER & CO

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To book a viewing call 01600 713030

37 HEREFORD ROAD

Monmouthshire NP25 3HQ



Detached three-bedroom bungalow
Sought after location
Beautiful views

This three-bedroom detached bungalow is located on the Hereford Road, close to 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.

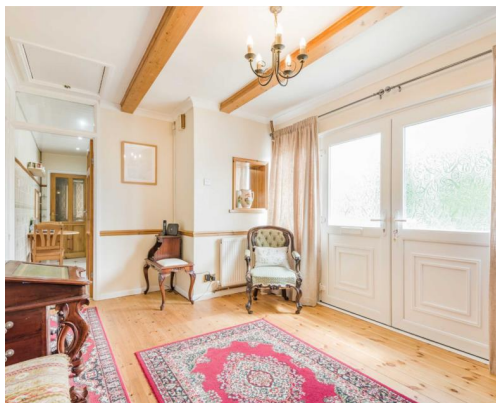


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£475,000



KEY FEATURES

- Detached three-bedroom bungalow
- Beautiful views
- Spacious and well-presented throughout
- Close to local amenities
- Off road parking and detached garage
- Low maintenance garden



STEP INSIDE



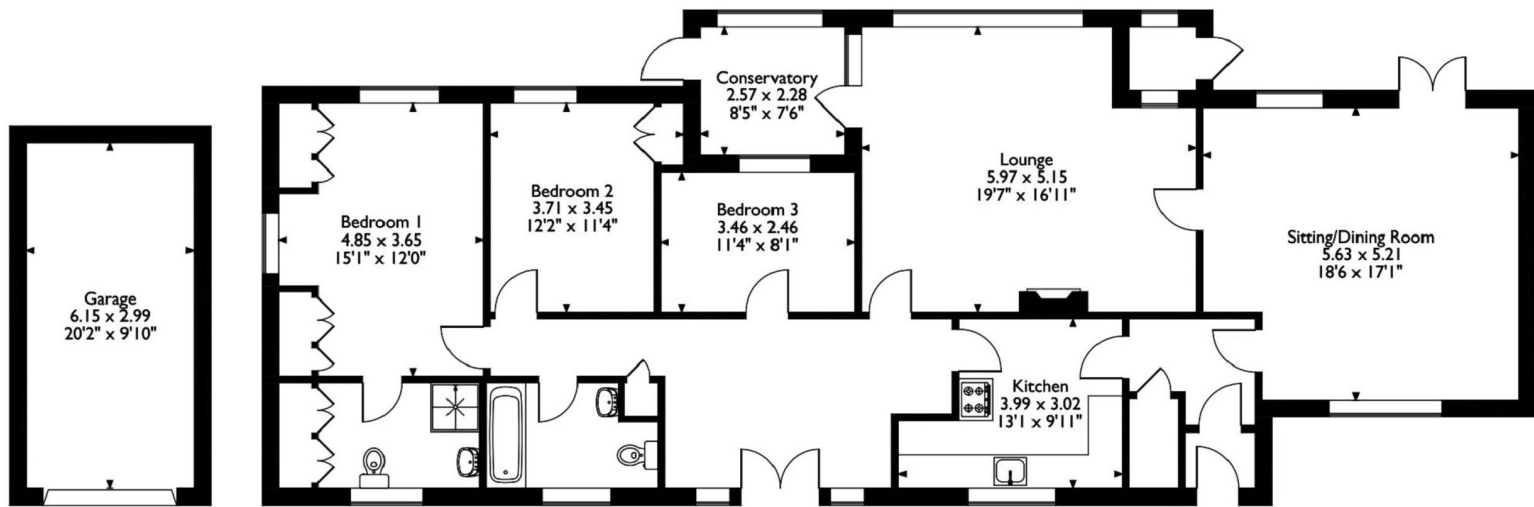
Upon entering the property, you'll be welcomed by a generously sized entrance hallway that grants access to all the living spaces.

The lounge area is adorned with a large window that bathes the room in natural light, offering delightful views of the rear garden and countryside.

A cosy fireplace with a marble surround adds warmth and charm, perfect for those winter months. Connected to the lounge, you'll find a bright and airy conservatory, as well as access to the sitting/dining room.

The sitting/dining room features dual aspect windows and French doors that open up to the rear garden, allowing for an abundance of natural light.

Approximate Gross Internal Area
Main House = 156 Sq M/1679 Sq Ft
Garage = 18 Sq M/194 Sq Ft
Total = 174 Sq M/1873 Sq Ft



Ground 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 immaculately presented kitchen boasts a collection of white wall and base units, complemented by beautiful tiles.

Completing the bungalow is a family bathroom, providing convenience and functionality.

All three bedrooms are generously proportioned and come equipped with fitted wardrobes, while the principal bedroom enjoys the added luxury of an ensuite shower room.

STEP OUTSIDE



At the front of the property, you'll find abundant parking space and a detached garage, providing convenience and storage options.

The front garden is enveloped by a variety of mature shrubs and hedging, ensuring a pleasant level of privacy. Impressive large gates open up to reveal the rear garden, which has been thoughtfully designed for low maintenance.

The majority of the area is adorned with gravel, complemented by a charming decking area that serves as an ideal space for hosting gatherings with loved ones.

The rear garden offers picturesque countryside views, enhanced by a diverse selection of mature shrubs and trees, adding to its natural beauty.

INFORMATION

Postcode: NP25 3HQ

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

From our Monmouth office, proceed on Priory Street. At the traffic lights, turn left onto Monk Street and proceed up the Hereford Road. Continue on this road and the property will be found on your right.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
		59	78

England & Wales EU Directive 2002/91/EC

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