



REDBROOK

Guide price £399,000



33 TINMANS GREEN

Gloucestershire NP25 4NB



Well-presented four-bedroom family home
Low maintenance rear garden
Village location close to local amenities

This four-bedroom detached family home is situated in the charming village of Redbrook, a popular riverside village that has a Primary School, two pubs and a local shop.

The nearby market Town of Monmouth has more retail stores and the highly regarded comprehensive schools of 'Haberdashers' Monmouth School for Girls and Monmouth School for Boys.

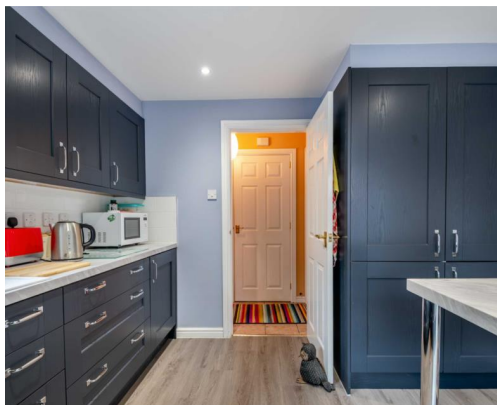


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KEY FEATURES

- Four-bedroom family home
- Village location
- Two reception rooms
- Well-presented throughout
- Lovely rear garden
- Driveway



STEP INSIDE

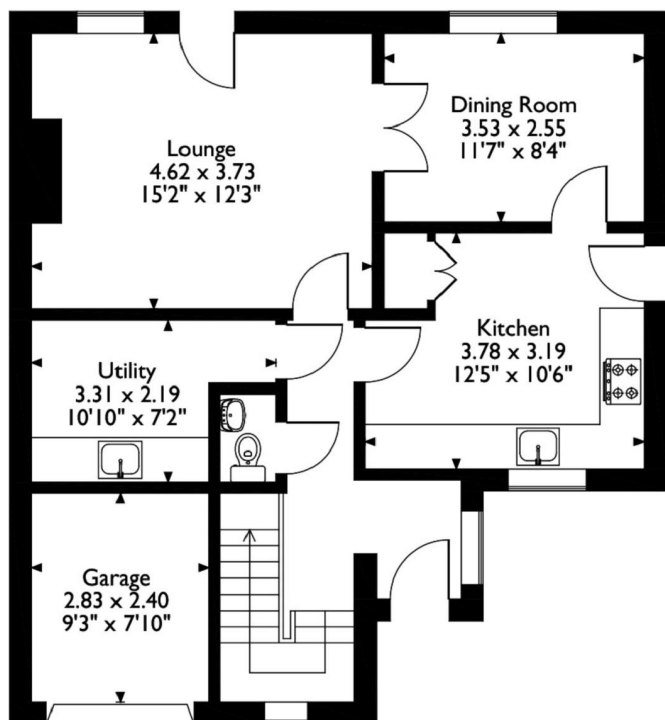


As you enter the property, you are greeted by an entrance hallway giving access to all of the accommodation on the ground floor to include, the kitchen, dining room, lounge, utility room and cloakroom.

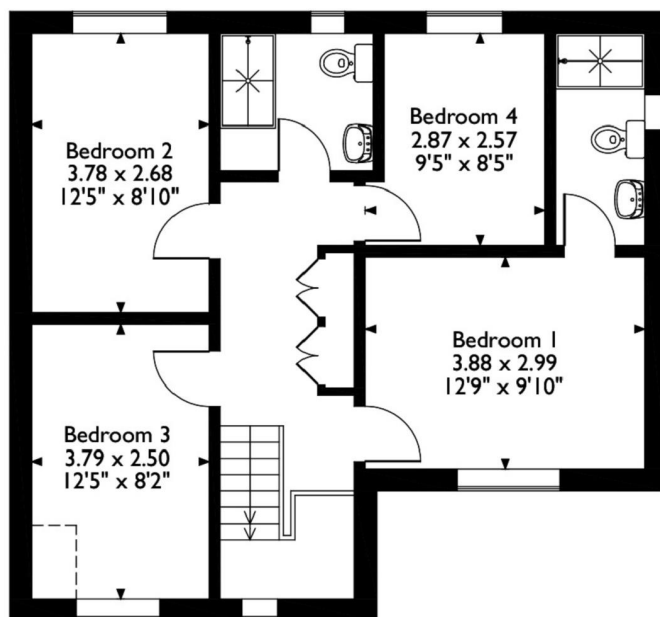
From the kitchen, there is a door leading through to the dining room with a large window looking over the garden, and double doors into the lounge.

The kitchen is well appointed with a range of modern and stylish wall and base cupboards, induction hob, integral oven and dishwasher. The kitchen also has a breakfast bar which is great for family living.

Approximate Gross Internal Area
Main House = 115 Sq M/1238 Sq Ft
Garage = 7 Sq M/ 75 Sq Ft
Total = 122 Sq M/1313 Sq Ft



Ground Floor



First 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 spacious lounge has a marble fireplace with wood surround and patio doors leading out to the garden, perfect for those summer months.

To the first floor, there are four bedrooms, three of which are doubles, with the principal having access to an en-suite shower room.

There is also a family bathroom which completes this wonderful family home.

STEP OUTSIDE



To the front of the property, there is a driveway with parking for several vehicles.

The low maintenance rear garden is mainly laid to stone and patio with artificial grass and has a pergola, perfect for alfresco dining.

INFORMATION

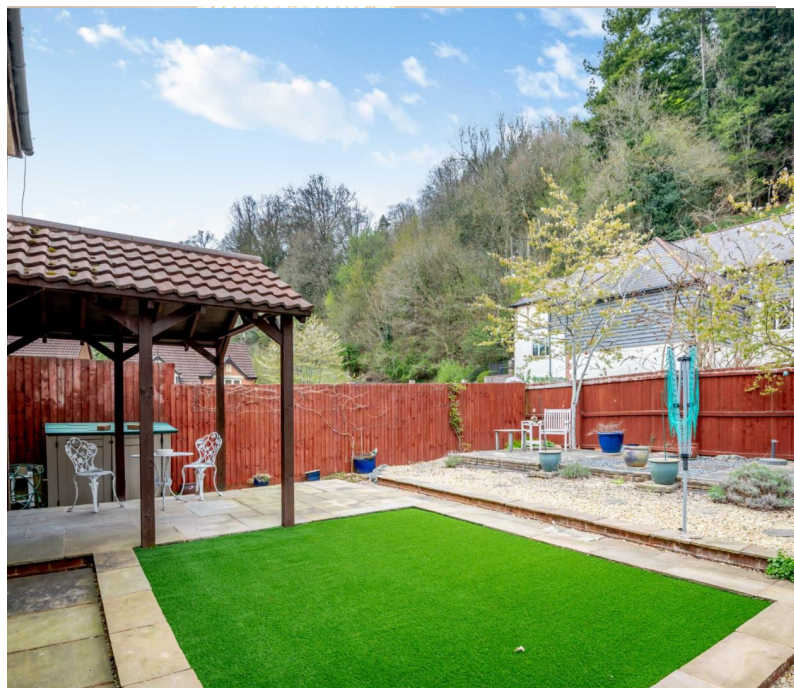
Postcode: NP25 4NB
Tenure: Freehold
Tax Band: E
Heating: Gas
Drainage: Mains
EPC: D





DIRECTIONS

On leaving our office in Monmouth, turn right and proceed north on Priory St/B4293 towards White Swan Ct. Continue onto Dixon Rd/A466, proceeding through one small mini roundabout. At the large roundabout, take the 3rd exit onto A40. Turn left onto Wye Bridge/A466. At the next roundabout, take the 2nd exit onto Redbrook Rd/A466. Continue to follow A466 for approximately 2.5 miles. Turn left onto Tinmans Green and there will be a small cul-de-sac on the right hand side. Number 33 is the first house on the left in the cul-de-sac.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		82
B (81-91)		
C (69-80)	68	
D (55-68)		
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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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.