



MITCHEL TROY

Guide price £225,000



www.archerandco.com

To book a viewing call 01600 713030

THE SAMARAY

Mitchel Troy, Monmouth, Monmouthshire NP25 4HZ



Two-bedroom detached bungalow
Development potential subject to planning
Ideal project for investors or first-time buyers

Located in the lovely community of Mitchel Troy, just outside Monmouth, the property is in a peaceful position. Monmouth Town Centre has a charming high street with local shops, cafes and restaurants along with well-known retailers such as Marks & Spencer and Waitrose.

There are well-regarded Primary and Secondary schools in the area, making this a great option for a family, including Monmouth School for Girls and Monmouth Boys School. The property enables easy commuting with fantastic road links to the A40 and M4.



Guide price
£225,000



KEY FEATURES

- Two-bedroom detached bungalow
- Quiet location
- No onward chain
- Well established gardens
- Well proportioned throughout



STEP INSIDE



This charming two-bedroom bungalow, in need of complete modernisation and refurbishment, offers a unique opportunity for those with a vision to create their dream home.

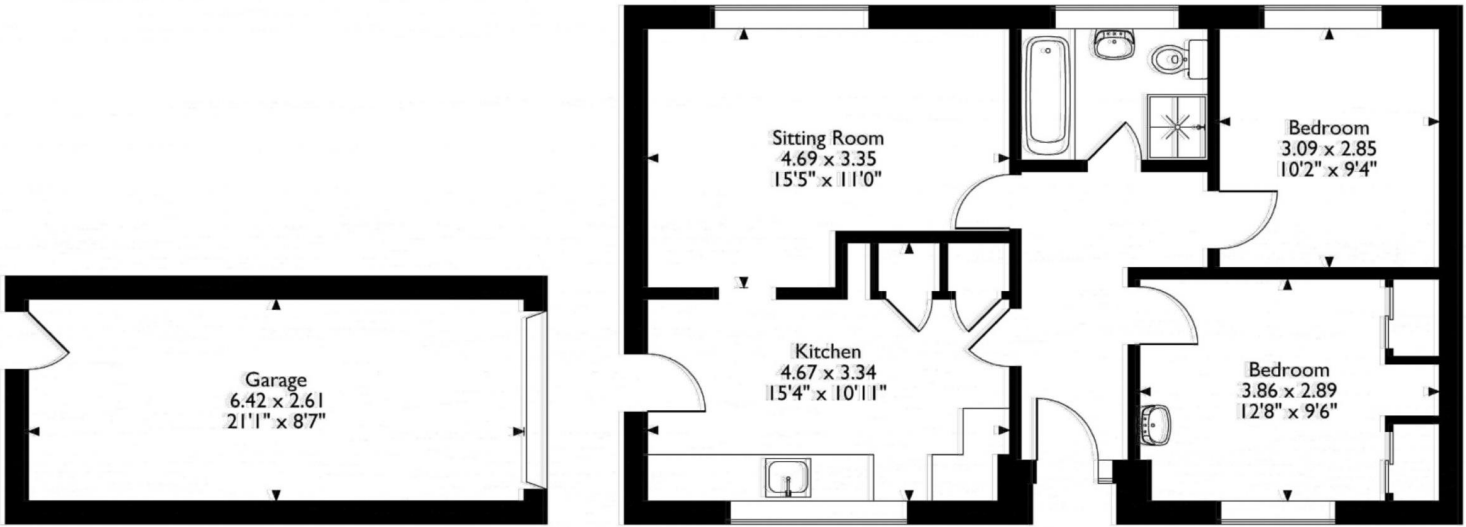
With its quaint exterior and desirable location, this property is brimming with potential, making it an ideal project for investors, renovators, or first-time buyers looking to put their personal touch on a home.

As you enter the property, you are greeted by an entrance hallway giving access to all accommodation.

The kitchen area, though in need of modernisation, offers a generous footprint that could be transformed into a stylish and functional space for cooking and entertaining.



Approximate Gross Internal Area
Main House = 62 Sq M/667 Sq Ft
Garage = 17 Sq M/183 Sq Ft
Total = 79 Sq M/850 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 living room has a large window that floods the space with natural light, providing a warm and inviting atmosphere.

There are two spacious bedrooms, offering ample space for comfortable living and the potential for creative reconfiguration to suit modern living standards.

Finally, there is a good-sized bathroom fitted with wash hand basin, bath and WC.

STEP OUTSIDE



The bungalow sits on a generous plot with a front and back garden, both of which require attention but could be revitalised into beautiful outdoor spaces for relaxation and entertainment.

There is also a garage and off-road parking.

AGENT'S NOTE:

Please note that the agent has limited information regarding the property due to it being a deceased estate.

INFORMATION

Postcode: NP25 4HZ

Tenure: Freehold

Tax Band: E

Heating: TBC

Drainage: TBC

EPC: TBC





DIRECTIONS

From Monmouth, take the B4293 towards Church St, continue to follow B4293. Pass the turning to Penalt, Trellech and Chepstow, continuing straight onto Mitchel Troy. Continue through the village past Parc Pentre and turn left onto a lane. Bear right and after a short distance turn right and the property will be found straight ahead.



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.