



MONMOUTH

Guide price **£265,000**



 **ARCHER & CO**

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1 YORK CLOSE

Monmouthshire NP25 5UJ



Well-presented semi-detached home
Three bedrooms
Well-proportioned accommodation

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 and Waitrose.

Well-connected to the A40, the property allows for easy commuting with fantastic road links, yet is perfectly situated for rural living, with picturesque countryside surrounding and scenic walks.



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KEY FEATURES

- Three-bedroom semi-detached house
- Ideal first time buy or investment
- Modern throughout
- Landscaped rear garden
- A short distance to Monmouth town centre
- Off-road parking



STEP INSIDE



This immaculately presented family home, a semi-detached property, is ideally situated within comfortable walking distance of Monmouth town centre.

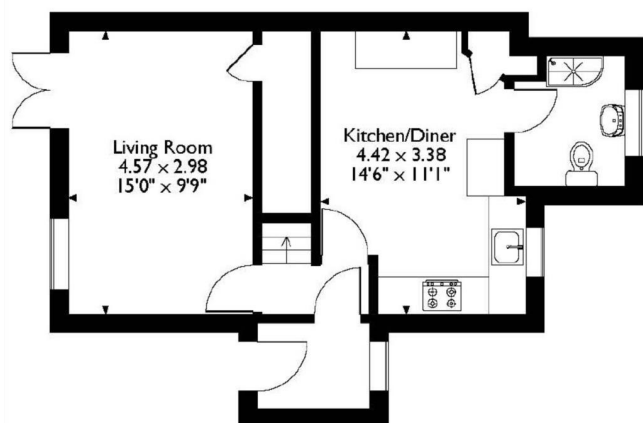
It occupies a corner plot position, enhancing its convenience. Upon entering the property, you're welcomed by a porchway that guides you to the inner hallway, providing passage to the kitchen, living room, and the staircase leading to the first floor.

The kitchen boasts a pristine appearance, featuring cream wall and base units, solid oak worksurfaces, a Belfast sink, and ample room for a dining table and chairs.

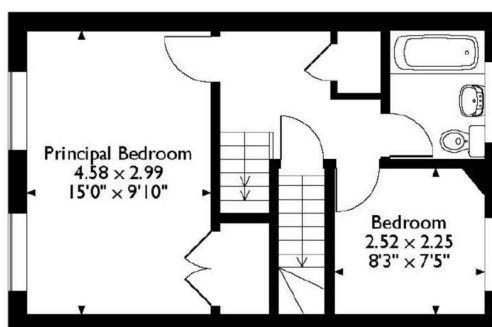
The living room offers a spacious layout, illuminated by a sizable window and French doors that open up to the rear garden, allowing natural light to fill the space. A fireplace adds to the room's appeal.

Also found on the ground floor is a convenient downstairs shower room, which is equipped with plumbing for a washing machine.

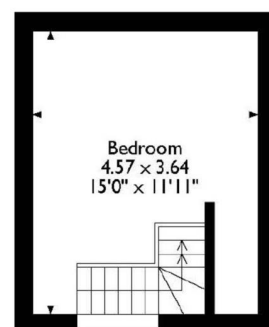
Approximate Gross Internal Area 91 Sq M/980 Sq Ft



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.

Moving to the first floor, you'll discover two bedrooms and a family bathroom.

The principal bedroom offers generous proportions, graced by two large windows overlooking the rear garden and views to The Kymin and built-in storage.

The other bedroom on this level is of a comfortable single size.

Ascending the stairs to the second floor, you'll find the final bedroom, benefiting from under eaves storage to maximise space.

STEP OUTSIDE



To the front of the property, there is driveway parking for one vehicle and a well-manicured front garden.

To the rear of the property there is a secluded rear garden adorned with a patio, meticulously maintained lawn, and thoughtfully arranged planted borders.

Towards the rear of the garden, there's an inviting decked seating area, adding to the charm.

INFORMATION

Postcode: NP25 5UJ

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From our Monmouth office, proceed down Monnow Street. Turn left onto Blestium Street and at the roundabout, take the second exit over the bridge. At the traffic lights, turn left onto Cinderhill Street and at the roundabout, take the second exit onto Portal Road. Turn right onto Link Road and right again onto King Henry V Drive. Veer to the right and turn right onto York Close where number 1 is immediately on your left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		87
B (81-91)		
C (69-80)	75	
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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