



OSBASTON

Guide price **£375,000**



39 DUCHESS ROAD

Monmouth, Monmouthshire NP25 3HT



Three-bedroom family home
Large and beautifully presented garden
Driveway and garage

This immaculately presented, detached family home is located in the sought-after area of Osbaston, which is a suburb of Monmouth less than a mile North of the bustling 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 providing 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

- Well-presented three-bedroom family home
- Well-proportioned throughout
- Set in a large plot
- Sought after location
- Spacious living accommodation
- Driveway and garage



STEP INSIDE



As you enter the property, you are greeted by an entrance hallway giving access to all ground floor accommodation and stairs to the first floor.

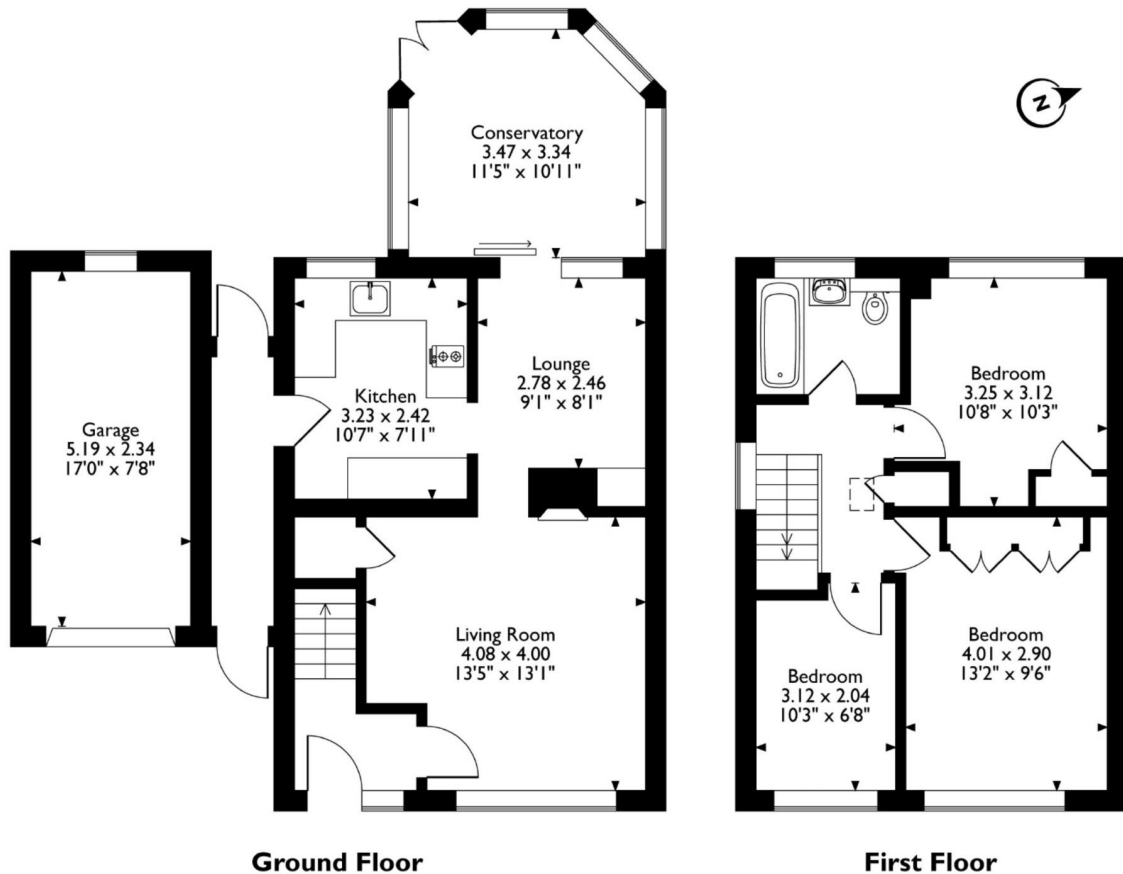
The living room is notably generous in size, offering a comfortable and inviting space for relaxation and entertaining. A large window at the front aspect allows natural light to flood the room, creating a bright and airy atmosphere.

The focal point of the living room is the cosy log burner, perfect for those chilly evenings, adding both warmth and character to the space.

Through an archway, you enter the lounge, a versatile area that could serve as a dining room or a playroom, depending on your needs. This flexibility makes it an ideal spot for family gatherings, meals, or children's activities.

Leading from the lounge is a light and airy conservatory, a delightful addition to the home that provides a tranquil space to enjoy the garden views year-round.

Approximate Gross Internal Area
 Main House = 88 Sq M/947 Sq Ft
 Garage = 12 Sq M/129 Sq Ft
 Total = 100 Sq M/1076 Sq Ft



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 kitchen is fitted with a range of white wall and base units featuring an integrated oven, hob, dishwasher and space for a washing machine.

Ascending to the first floor, you will find two generous double bedrooms and one single bedroom.

Each of the double bedrooms offers plenty of space for furnishings and personal touches, making them perfect retreats for rest and relaxation.

The single bedroom, while smaller, is ideal for a child's room, guest room, or even a home office.

Completing the first floor is a modern family bathroom, designed with contemporary fixtures and fittings.

STEP OUTSIDE



The front of the property benefits from a front garden area with driveway parking for two vehicles and access into the garage. The rear garden is truly a highlight of the property, boasting a fantastic size that offers ample space for entertaining or the perfect space for children.

There is a raised decked area that leads down to a patio area. The garden is mainly laid to level lawn adorned with mature shrubs and trees creating a good degree of privacy.

AGENTS NOTE: The property benefits from owned solar panels.

INFORMATION

Postcode: NP25 3HT

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

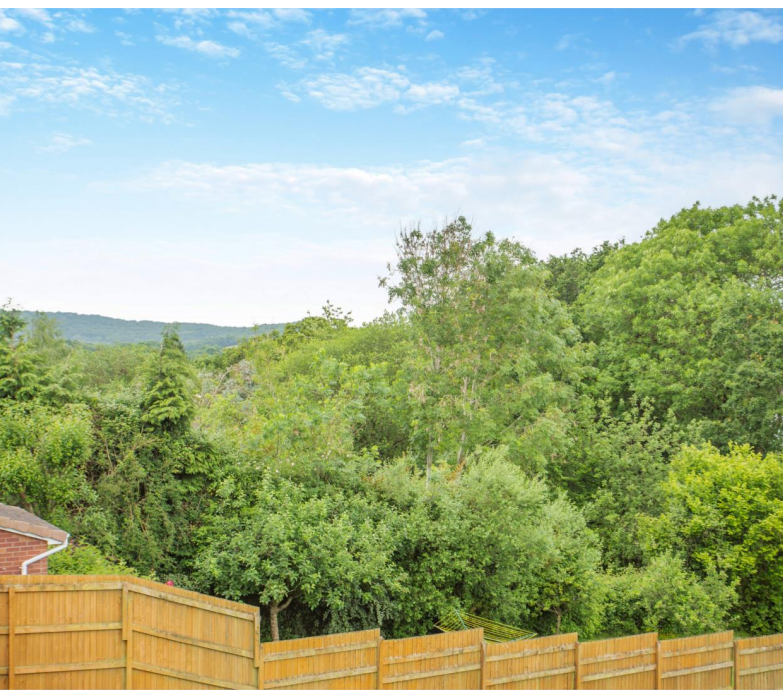
EPC: C





DIRECTIONS

From our Monmouth office, head north on Agincourt Square. At the traffic lights, turn left onto Monk Street. Proceed up the Hereford Road. At the top of the Hereford Road, turn left onto Highfield Road and proceed down the hill. Turn left onto Duchess Road and the property will be found a short distance along on the right-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	77	80
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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