



MONMOUTH

Guide price £245,000



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# 17 COURTFIELD CLOSE

Monmouth, Monmouthshire NP25 5UD



Two/three-bedroom semi-detached house  
Close to local amenities  
Off street parking

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

- Two/three-bedroom semi-detached home
- Well presented throughout
- Close to local amenities
- Kitchen/breakfast room
- Pretty rear garden
- Driveway





# STEP INSIDE



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

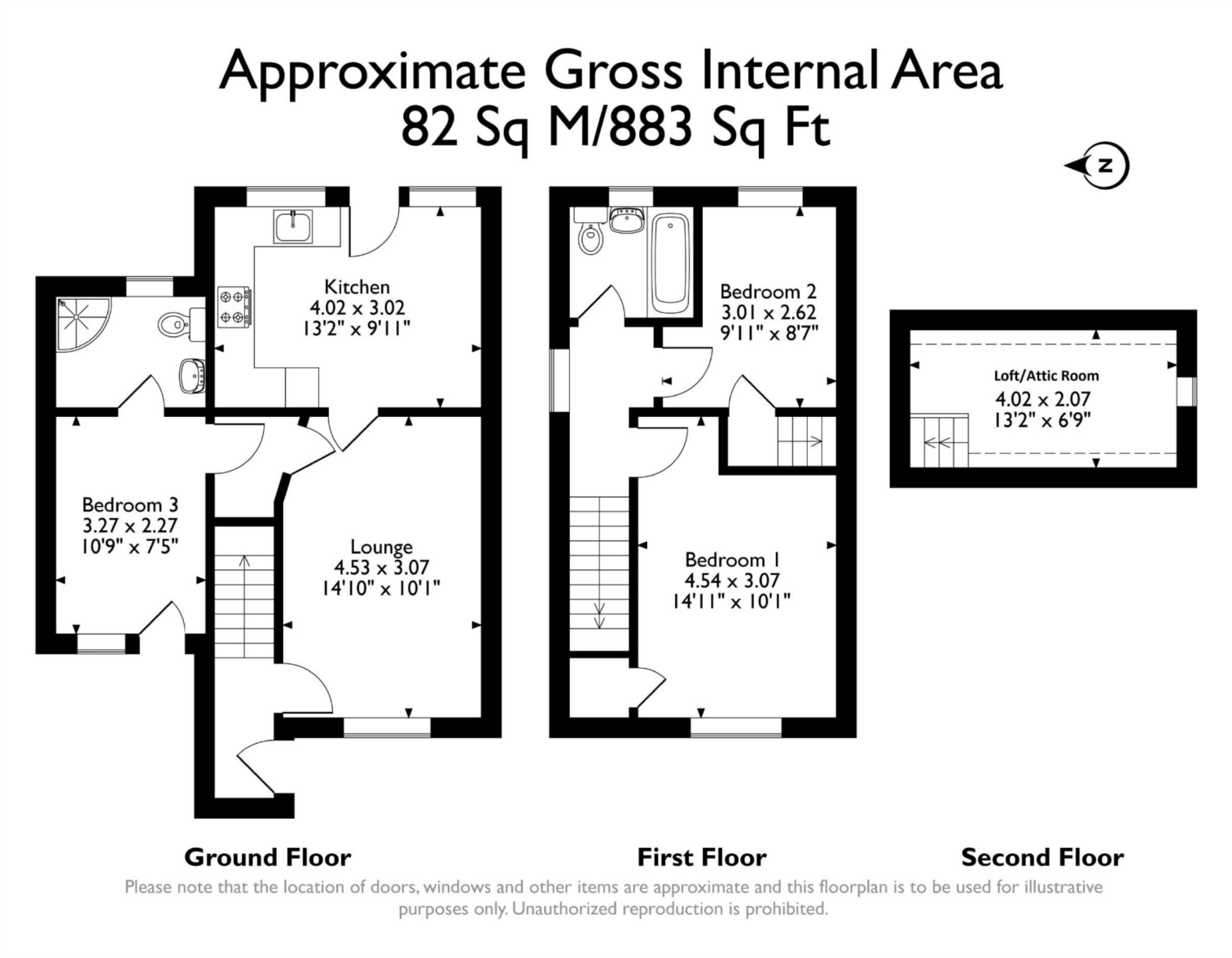
The living room is a generous size with a window to the front aspect, flooding the room with natural light.

Also accessed from the living room is bedroom 3/reception room with a useful en-suite shower room.

The kitchen/breakfast room is located to the rear of the property with a range of stylish white wall and base units with wood effect counter tops over.

The kitchen also benefits from an integrated double oven, 4-ring gas hob with extractor hood over, dishwasher and space for white goods.







# STEP OUTSIDE



To the front of the property, there is gated access to the front garden and driveway.

To the rear of the property, the garden is laid to patio with raised beds and mature shrubs and trees.

## INFORMATION

Postcode: NP25 5UD  
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. Turn left onto Courtfield Close and number 17 can be found at the end of the cul-de-sac on the left-hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		85
B (81-91)		
C (69-80)	70	
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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