



WYESHAM

Guide price **£335,000**



 **ARCHER & Co**

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To book a viewing call 01600 713030

8 CHESTNUT COURT

Monmouth, Monmouthshire NP25 3TP



Immaculately renovated three-bedroom bungalow
Popular location
Pleasant outlook to the rear

The property is situated within the area of Monmouth called Wyesham located to the south east of the town centre, and is the gateway to this section of the Wye Valley, with the A466 meandering past the estate on its way into the heart of one of Wales' most glorious and famous landscapes.

So, all the activities that this Area of Outstanding Natural Beauty offers are literally on the doorstep, from gentle strolls through woodland to riding the river rapids, and everything in-between.

For shopping, socialising and further sporting opportunities, Monmouth town centre is within walking distance, as are some of the best schools in the county. This much-loved family home can offer a quiet location with family focused amenities and facilities nearby mixed with exciting opportunities to get out into the landscape and thoroughly enjoy living at this special spot.



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KEY FEATURES

- Three-bedroom detached bungalow
- Beautifully renovated throughout
- Cul-de-sac location
- Private and pretty rear garden
- Open plan kitchen/living room
- Detached garage and parking



STEP INSIDE

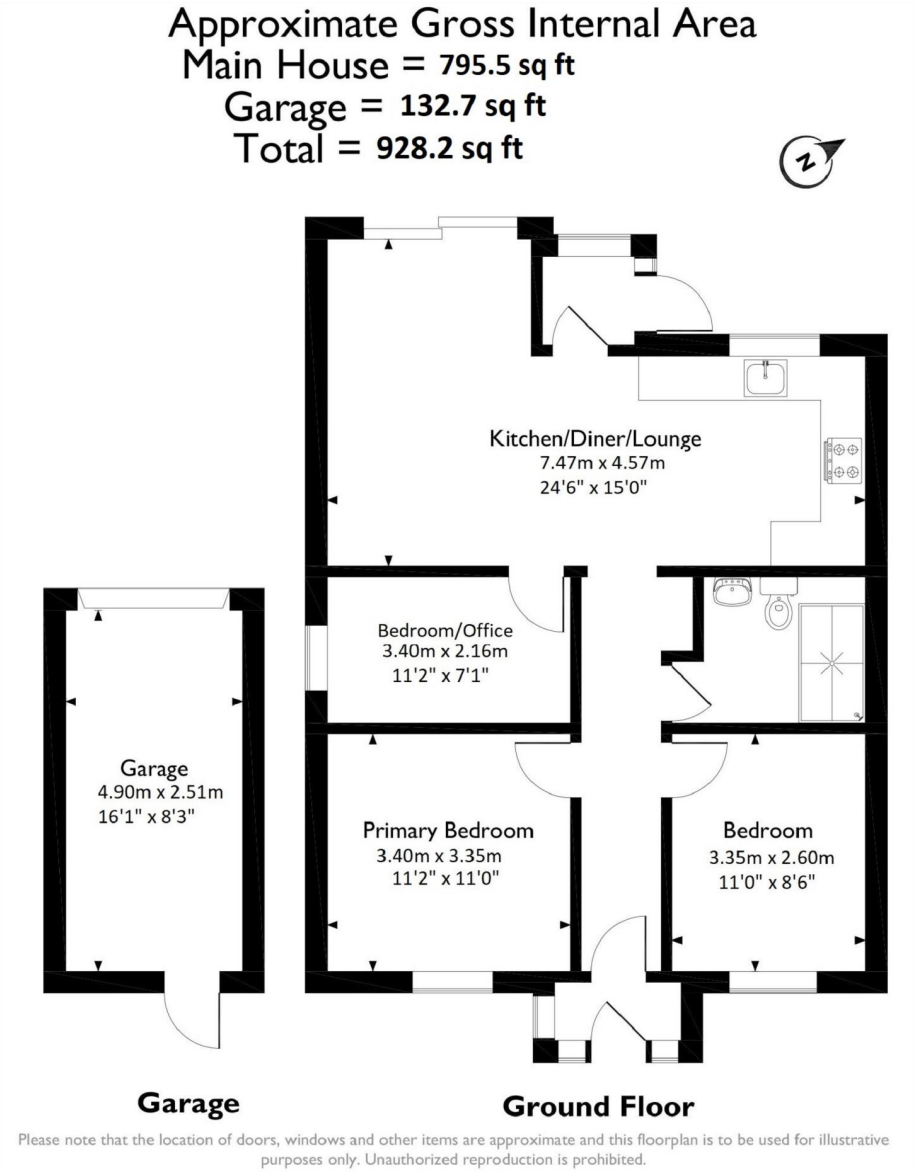


As you enter this beautifully presented bungalow, you are greeted by a useful porchway which opens into the spacious hallway. There is wood-effect flooring throughout along with solid oak doors.

Two spacious double bedrooms and the stunning modern shower room are accessed off the hallway along with an opening to the open plan kitchen living area.

The kitchen certainly has the 'wow' factor and much thought has been put into the presentation and design. The recently fitted kitchen has a range of stylish wall and base units which are complemented by the modern worksurfaces over.

There is a fitted 5 ring gas hob, double oven and space for fridge freezer.



There is a useful rear porch off the kitchen which provides space and plumbing for washing machine and tumble dryer, also giving access to the rear garden.

The lounge area is light and spacious with sliding doors opening out to the beautifully presented rear garden, making this open space perfect for entertaining with family and friends.

There is a door from the lounge which leads to bedroom three, currently used as a home office.

STEP OUTSIDE



To the front of the property, there is a small paved and lawned area with side access to the rear garden.

The private rear garden has been recently landscaped with patio areas adorned with a range of well-established surrounding flower beds. There are also areas laid to Cotswold stone and lawn.

There is a useful garden shed along with views to the surrounding Wye Valley. A further side gate leads to the single garage and parking.

INFORMATION

Postcode: NP25 3TP

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From our Monmouth office head north on Priory St/B4293 towards White Swan Court, continue onto Dixon Road/A466. At Dixon Roundabout, take the 3rd exit onto A40. Turn left onto Wye Bridge/A466 and continue to follow A466. At the roundabout, continue straight onto A4136. At the roundabout, take the 3rd exit onto Wyesham Road. Continue up the hill and take the second left hand turn into Justin's Hill. Follow the road around to the right and turn right into Chestnut Court where number 8 will be found on the right-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		89
B (81-91)		
C (69-80)	74	
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.