



MONMOUTH

Guide price **£425,000**



1 HARFLEUR COURT

Monmouth, Monmouthshire NP25 5GF



Well presented four-bedroom family home
Close to local amenities on popular estate
Gate driveway and detached garage

Located in the highly desired Rockfield Estate, this property is conveniently located within walking distance to the market town of Monmouth.

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 provides 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

- Four-bedroom detached family home
- Beautifully presented throughout
- Ample living accommodation
- Private rear garden
- Close to local amenities
- Gated driveway and detached garage



STEP INSIDE

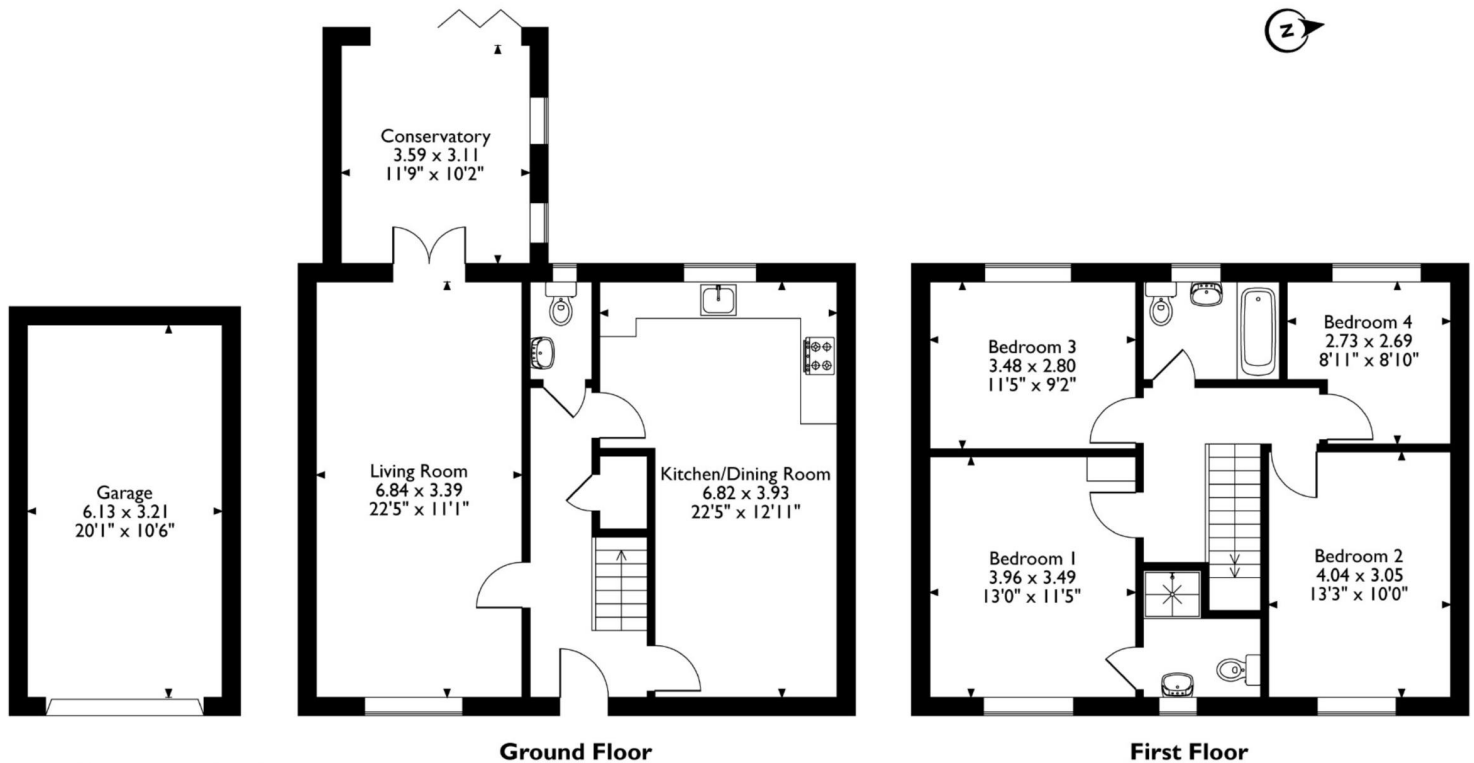


This beautifully presented detached family home is in an ideal location on the popular Rockfield Estate, close to local amenities. As you enter the property, you are greeted by a spacious entrance hallway giving access to the kitchen/dining room, living room, cloakroom and stairs to the first floor.

The living room is a great size and features an electric fireplace, window to the front aspect and French doors to the conservatory, flooding the room with abundant natural light. The added conservatory has modern bi-fold doors to the large patio area making this space perfect for entertaining with family and friends.

The kitchen/dining room is fitted with a modern range of wall and base units, integrated oven and four ring gas hob with extractor hood over. There is also ample space for white goods appliances and a dining table and chairs. Windows to the front and rear access fill the room with natural light. Finally to the ground floor is a useful cloakroom.

Approximate Gross Internal Area
 Main House = 130 Sq M/1399 Sq Ft
 Garage = 20 Sq M/215 Sq Ft
 Total = 150 Sq M/1614 Sq Ft



Ground Floor

First 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.

To the first floor, there are four bedrooms, a family bathroom and access to the linen cupboard.

There are two further good-sized double bedrooms and a generous fourth small double or large single bedroom.

The principal bedroom has a window to the front aspect and door to the modern ensuite shower room with shower, WC and sink.

The family bathroom is well fitted with a bath and shower over, WC and sink.

STEP OUTSIDE



To the front of the property, there is a gated driveway with parking for two vehicles leading to a detached garage.

The rear garden boasts a generous size, featuring a spacious patio area, while the remainder is primarily laid to lawn.

INFORMATION

Postcode: NP25 5GF

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From Monmouth town centre proceed down Monnow Street and over the Monnow Bridge. Turn right at the traffic lights and then proceed to the mini-roundabout turning onto Rockfield Road, continue over the next mini round about. Then turn left onto Kingswood Road and follow the road. Then take a right turn onto St Vincent's Drive, follow the road and turn left onto Kemble Road. Take the second left onto Harfleur Court and number 1 will be found on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C		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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