



MONMOUTH

Guide price **£265,000**



MONTROSE

Hadnock Road, Monmouth, Monmouthshire NP25 3NG



Beautifully presented Victorian cottage
Three well-proportioned bedrooms
Close 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's and Waitrose.

Well connected to the nearby A40 which 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.

Upon stepping into this delightful Victorian cottage, you're welcomed by the charming open-plan living/dining room, adorned with oak engineered flooring and exposed beams.

The focal point of the space is a captivating log burner, enhancing its warmth and character.

Towards the rear of the property lies the impeccably presented kitchen, boasting a stylish array of wall and base units, complemented by oak worktops, an integrated oven, and an induction hob, with ample room for a dining table and chairs and white goods appliances.

Also accessed from the kitchen, a convenient cloakroom awaits, along with access to the rear garden through double doors.

Ascend the feature staircase to discover two generously proportioned double bedrooms and a modern three-piece family bathroom on the first floor.

A further staircase from the landing leads to the third double bedroom, showcasing exposed brickwork and convenient eaves storage.

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KEY FEATURES

- Victorian three-bedroom terraced home
- Private rear garden
- Immaculately presented throughout
- Ample living accommodation
- Generously sized bedrooms
- No onward chain



The front of the property is accessed via steps to the front door and front garden.

The well kept private rear garden has recently been landscaped with low maintenance in mind, there is a patio along with a generous area laid to bark chippings, feature wooden sleepers and a pathway leading to a useful brick storage shed.



Approximate Gross Internal Area
108 Sq M/1163 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.

DIRECTIONS

From our Monmouth office, proceed on Priory Street and at the traffic lights, continue straight onto Dixton Road. At the roundabout take the third exit onto the dual carriageway. At the traffic lights, turn left onto the Wye bridge. At the roundabout, take the first exit past Lidl. At the next roundabout, turn left onto Hadnock Road and the property will be found a short distance along on the right.



INFORMATION

Postcode: NP25 3NG
Tenure: Freehold
Tax Band: E
Heating: Gas
Drainage: Private
EPC: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		85
(81-91)	B		
(69-80)	C	74	
(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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