



MONMOUTH

Guide price **£335,000**



8 JORDAN CLOSE

Monmouthshire NP25 5EB



Three-bedroom family home
Immaculately presented throughout
Popular location

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

- Three bedroom detached home
- Beautifully presented throughout
- Two reception rooms
- Sought after estate location
- Close to local amenities
- Garage and driveway



STEP INSIDE



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

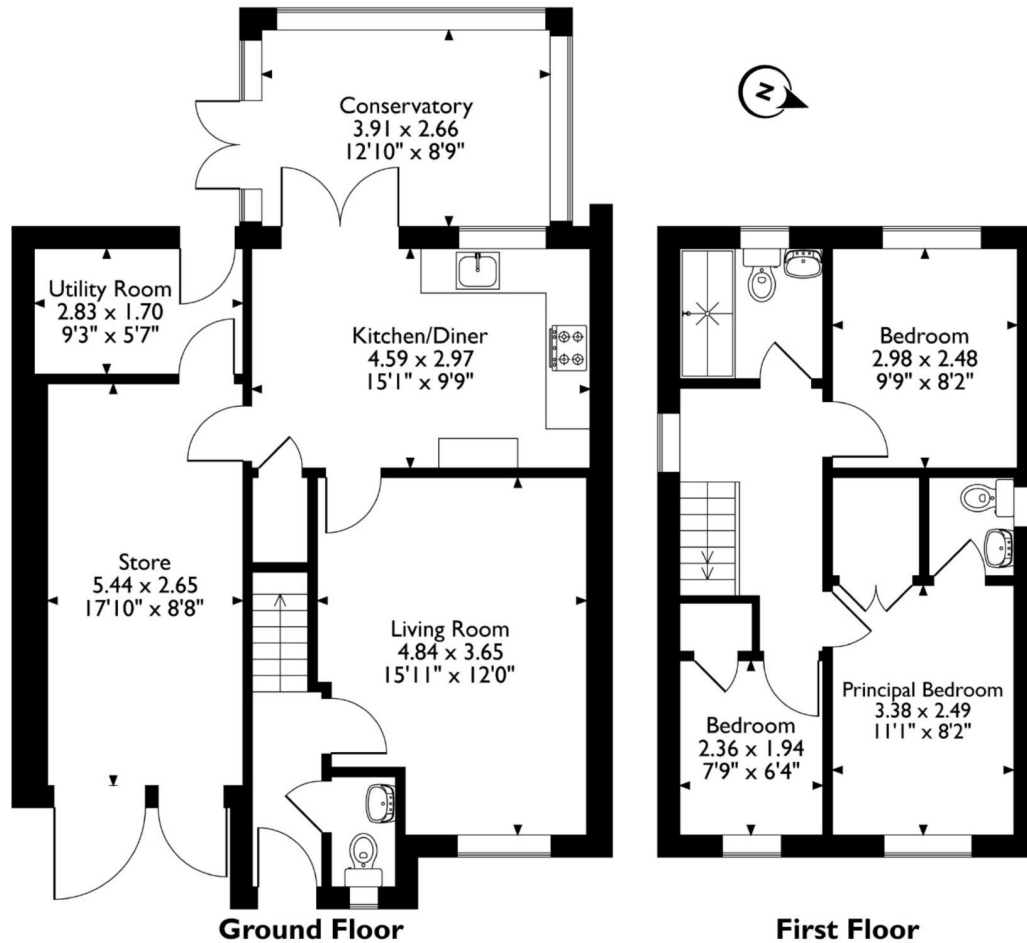
The living room is a generous size with a large window to the front aspect, flooding the room with natural light and a cosy gas fireplace.

Accessed from the living is the beautifully presented kitchen/diner with stylish high gloss wall and base units complemented by integrated appliances including a double oven, induction hob with extractor hood, microwave, fridge, and dishwasher.

This inviting space offers ample room for a dining table and chairs, with doors leading to the integral garage, utility room, and conservatory.

The utility room provides additional convenience with a sink, space for white goods appliances, and access to the garden. French doors from the kitchen open into the bright and airy conservatory, offering further access to the rear garden.

Approximate Gross Internal Area 106 Sq M/1141 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.

To the first floor, there are three well proportioned bedrooms with the principal benefitting from built-in storage and ensuite WC.

The family shower room has been tastefully modernised and features a walk-in shower, WC, and wash hand basin.

STEP OUTSIDE



At the front of the property, there is access to the garage and parking space for two vehicles, along with the added convenience of an electric car charging point.

The rear garden has been thoughtfully landscaped for low maintenance, featuring a sheltered decking area ideal for hosting gatherings with family and friends.

The garden primarily consists of flint chippings bordered by flower beds.

AGENTS NOTE: There are solar panels at the property that are owned. We have also been advised there is a GOV FIT agreement in place for 20 years, the agreement started 09/12/15.

INFORMATION

Postcode: NP25 5EB

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From our office in Agincourt Square, proceed down Monnow Street bearing left at the end onto Blestium Street. At the roundabout take the second exit and proceed over the bridge. At the traffic lights, take a right-hand turn onto Cinderhill Street and take the first exit at the roundabout onto Drybridge Street. At the next roundabout, take the second exit onto Rockfield Road then at the next roundabout take the first exit onto Watery Lane. Follow the road around to Jordan Close where number 8 is located towards the end of the cul-de-sac on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	82
(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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