



MONMOUTH

Guide price **£340,000**



17 JORDAN GARDENS

Monmouth, Monmouthshire NP25 5ED



Well-presented three-bedroom semi-detached home
Located on the popular Rockfield Estate
Three well-proportioned reception rooms

Located on a popular development from Rockfield Road, this family home is just a short walk from Monmouth town centre in a superb position. 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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£340,000



KEY FEATURES

- Three-bedroom semi-detached home
- Well presented throughout
- Popular estate location
- Generous rear garden
- Three reception rooms
- Driveway parking



STEP INSIDE



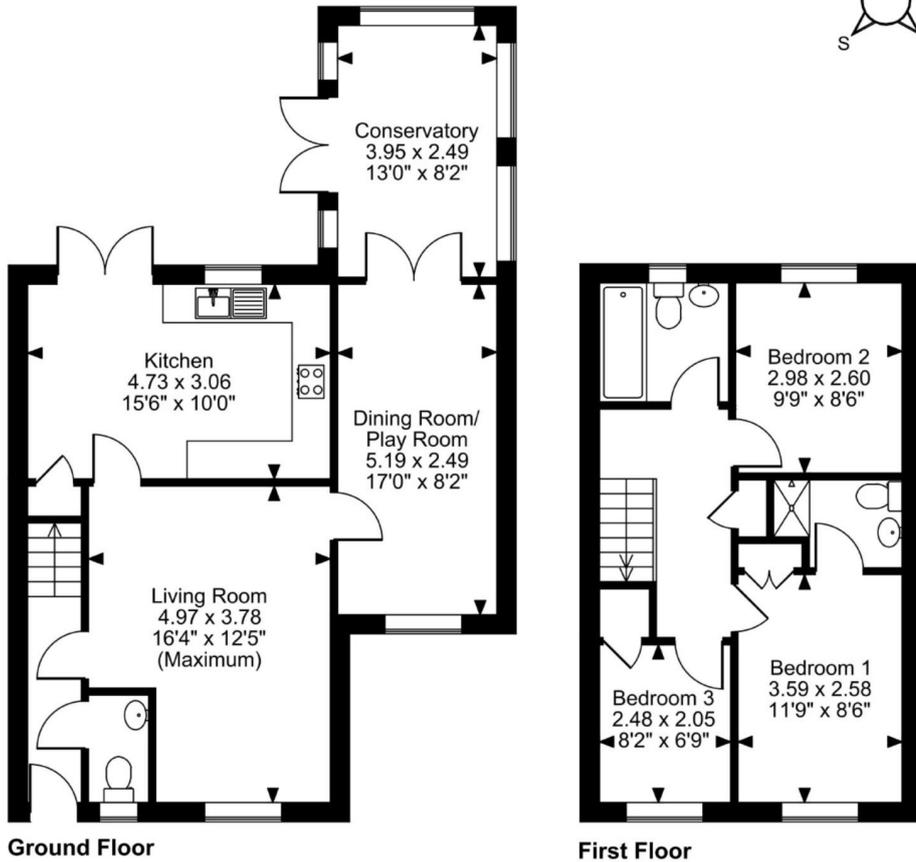
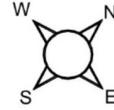
Upon entering the property, you are welcomed by an entrance hallway providing access to a cloakroom, the living room, and stairs leading to the first floor.

The living room is generously proportioned, featuring a front-facing window that allows in plenty of natural light. From here, two doors lead to both the kitchen/breakfast room and the dining/family room.

The kitchen/breakfast room is well-appointed with a range of wall and base units, a four-ring Bosch gas hob with double oven, an integrated dishwasher, and space with plumbing for a washing machine. French doors open directly onto the rear garden, seamlessly blending indoor and outdoor living.

The dining/family room provides an excellent space for entertaining, complete with a front-aspect window and doors opening into a bright and airy conservatory.

Jordan Gardens, Monmouth
Approximate Gross Internal Area
1075 Sq Ft/100 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Upstairs, the landing leads to three bedrooms. The principal bedroom includes built-in wardrobe space and an en suite shower room.

A modern family bathroom completes the accommodation in this thoughtfully extended home.

The second bedroom is a well-sized double, while the third bedroom features a built-in storage cupboard.

STEP OUTSIDE



To the front of the property, there is a driveway providing off-road parking for two vehicles, along with a neatly maintained garden area. The rear garden is fully enclosed with panel fencing, offering a generous patio that can be accessed directly from both the kitchen/breakfast room and the conservatory - ideal for outdoor dining and entertaining. Beyond the patio, the garden features a level lawn, creating a lovely space for relaxation or play.

INFORMATION

Postcode: NP25 5ED
Tenure: Freehold
Tax Band: D
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 and turn left into Jordan Gardens and number 17 will be located a short distance along on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		86
(81-91)	B		
(69-80)	C	75	
(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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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.