



WYESHAM

Guide price **£269,000**



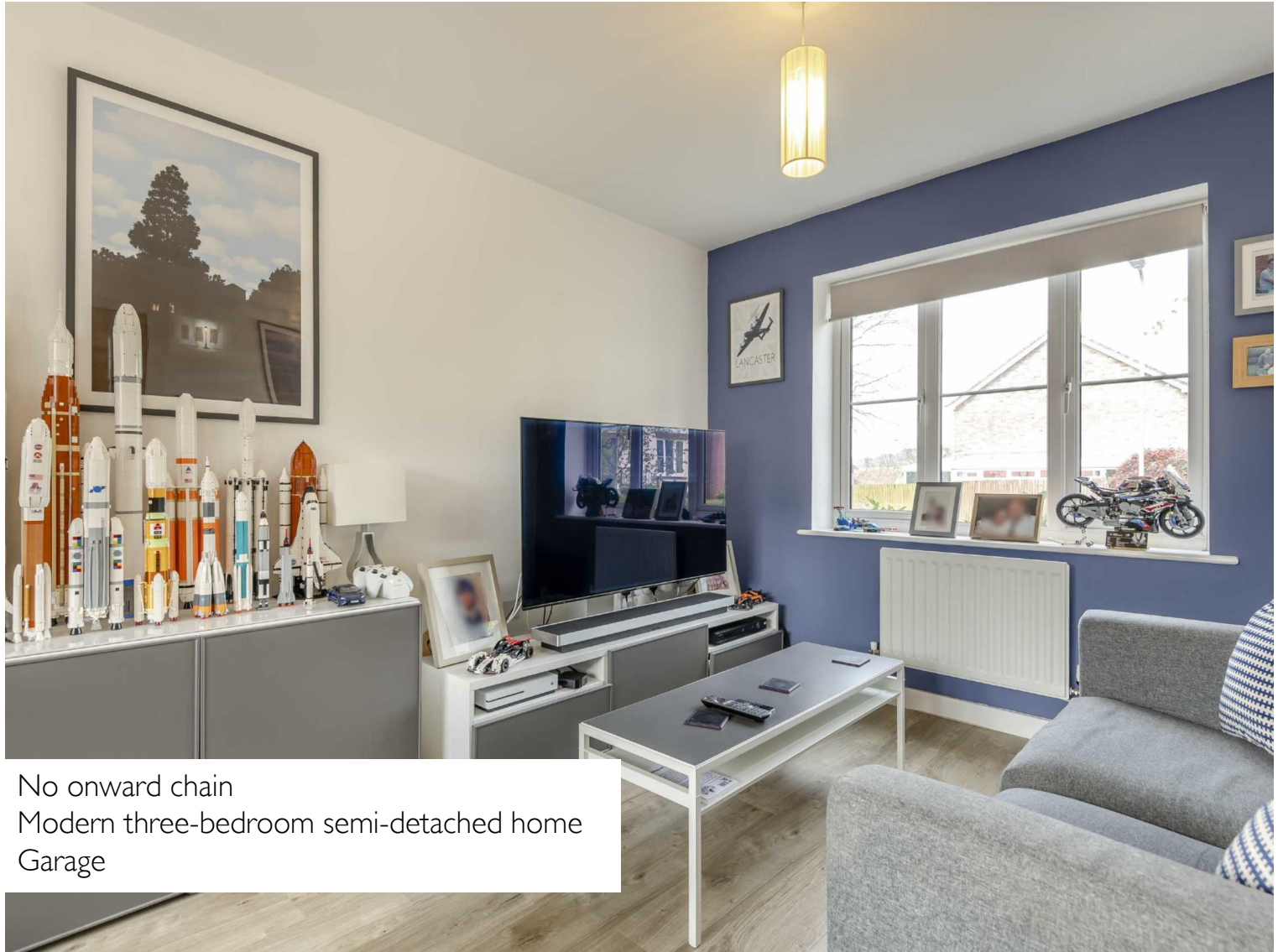
ARCHER & Co

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To book a viewing call 01600 713030

38 OLD SCHOOL LANE

Monmouth, Monmouthshire NP25 3PW



No onward chain
Modern three-bedroom semi-detached home
Garage

This lovely three-bedroom semi-detached Crest Nicholson home was built in 2014. The property is well presented throughout and is situated in the extremely popular area of Monmouth.

This modern home 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.

The area benefits from a local shop with Post Office, Primary School, Church and nearby Pub and Supermarket. A wider range of amenities can be found in the nearby historic county town of Monmouth including well-known supermarkets sitting alongside independent shops, 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 semi-detached
- Kitchen/ breakfast room
- Two further reception rooms
- En suite shower room
- Garage
- No onward chain



STEP INSIDE



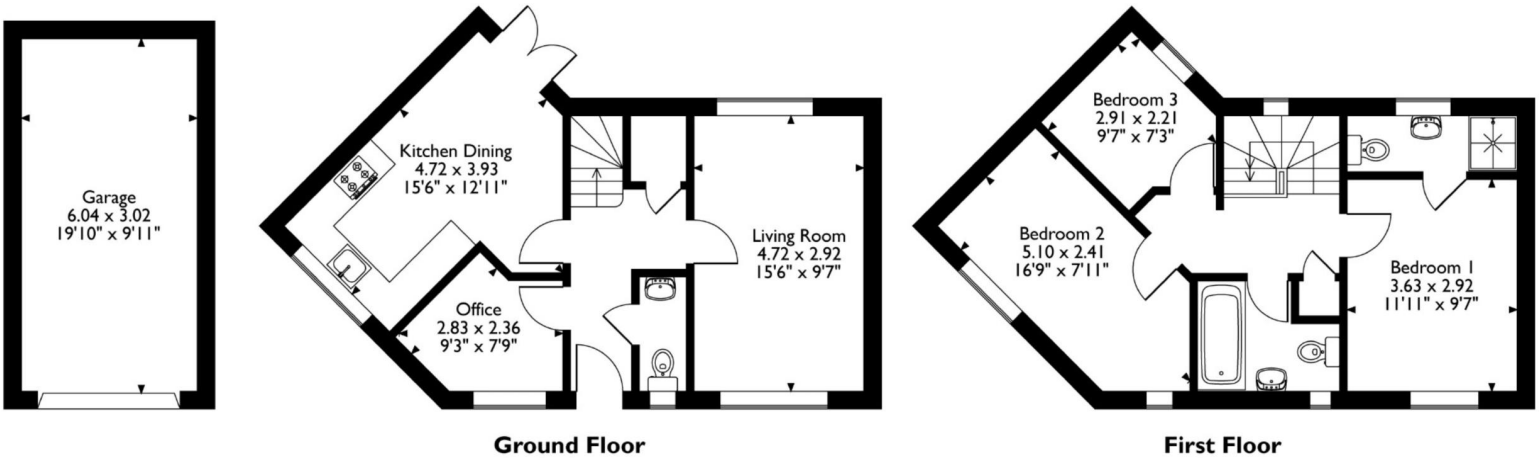
As you enter the property you are greeted by a spacious hallway with wood effect flooring which continues throughout the ground floor. The hallway gives access to stairs leading to the first floor along with a generous understairs storage cupboard, living room, further reception room currently being used as a home office, kitchen/breakfast room.

The cloakroom, situated at the front of the house, boasts a contemporary two-piece suite and a window.

The living room is a lovely light and airy room with windows to both the front and rear aspect flooding the room with natural light. The second reception room has a window to the front aspect and is currently used as a home office ideal for those who work from home.

The modern kitchen has a good range of wall and base units with an integrated fridge freezer, BOSCH single oven and a four-ring gas hob over.

Approximate Gross Internal Area
Main House = 86 Sq M/924 Sq Ft
Garage = 18 Sq M/194 Sq Ft
Total = 104 Sq M/1118 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.

There is space and plumbing for a washing machine and dishwasher and plenty of space for a table and chairs. There is a window to the front aspect and French doors which lead to the rear raised patio area ideal for outside dining.

Moving to the first floor, the landing provides access to the bedrooms, family bathroom and loft space which has light, is boarded and a loft ladder for access. An airing cupboard houses the combination boiler here too.

The principal bedroom benefits from a modern en-suite shower room.

The family bathroom features a modern three-piece suite with a shower located over the bathtub.

STEP OUTSIDE



The rear garden has a raised patio area leading directly off the kitchen, steps lead down to an area laid to lawn which has a paved patio path and is enclosed by wooden panel fencing.

Gated access gives access to parking and the garage.

AGENTS NOTE:

There is a management fee for the estate maintenance which differs from year to year. The current vendor paid £245.40 for 2023.

INFORMATION

Postcode: NP25 3PW
Tenure: Freehold
Tax Band: F
Heating: Gas
Drainage: Mains
EPC: C






DIRECTIONS

From our Monmouth office, head North onto Priory Street, at the traffic lights, continue straight onto Dixon Road. At Dixon Roundabout, take the third exit onto the A40, at the lights turn left onto the Wye Bridge. At the roundabout continue straight and at the next roundabout, take the third exit onto Wyesham Road. Turn left onto Old school lane, and the property will be found a short distance along on the right handside.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			91
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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