



WYESHAM

Guide price **£200,000**



ARCHER & CO

3 NEWLAND WAY

Monmouth, Monmouthshire NP25 3LL



Three-bedroom terraced home
Well presented throughout
Pretty rear garden with views

Situated in the suburb of Wyesham, the property sits just outside Monmouth centre and borders the picturesque River Wye. The property is well-positioned within short distance to the charming high street and historic market town of Monmouth, where there are several shops, restaurants and cafes.

With fantastic road links, this is an ideal spot for those commuting with easy access to the A40 and bordering England. Kymin View Primary School is a stone's throw away, with Monmouth Prep School just beyond and the Comprehensive across the bridge.



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KEY FEATURES

- Three-bedroom terraced property
- Well presented throughout
- Views over The Wye Valley
- Pleasant rear garden
- Well-proportioned throughout
- Designated parking space



STEP INSIDE



As you enter the property, you are greeted by an inviting entrance hallway that sets the tone for the rest of the home.

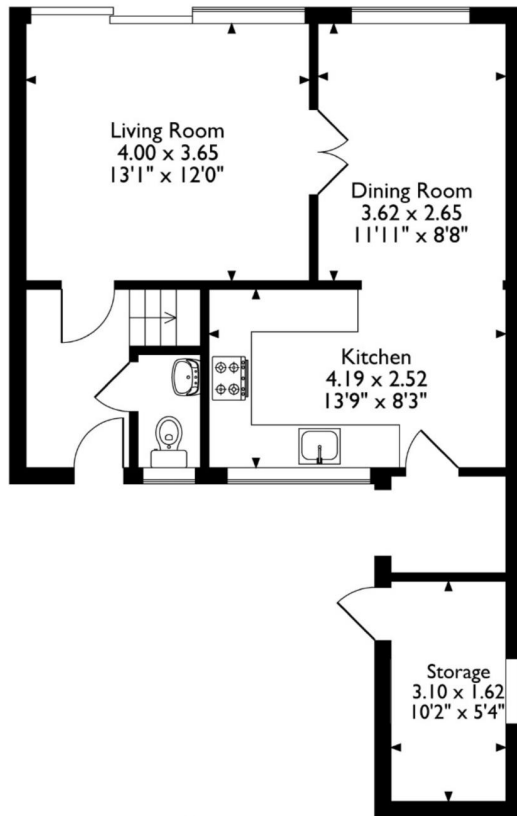
This welcoming space provides access to the cloakroom and the stairs leading to the first floor. Straight ahead, you'll find the living room, which is a generously sized area perfect for relaxation and entertaining.

Large patio doors at the rear flood the room with natural light and offer seamless access to the rear garden, creating a harmonious indoor-outdoor living experience.

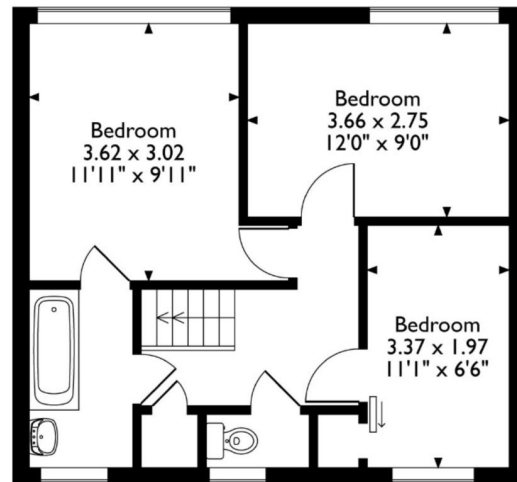
From the living room, double doors open up to the kitchen/dining room. This space is both light and airy, designed to be the heart of the home.

The kitchen itself is well-equipped with a comprehensive range of wall and base units, providing ample storage and workspace. It features an oven and designated spaces for white goods appliances.

Approximate Gross Internal Area
 Main House = 87 Sq M/936 Sq Ft
 Outbuilding = 5 Sq M/54 Sq Ft
 Total = 92 Sq M/990 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.

Ascending to the first floor, you will find three well-proportioned bedrooms. Each bedroom offers ample space for furniture and storage, ensuring comfort and practicality.

These rooms are versatile and can be adapted to suit your needs, whether as bedrooms, home offices, or guest rooms.

Finally, the property boasts a family bathroom fitted with modern bath and wash hand basin along with stylish tiles.

Additionally, there is a separate WC, adding convenience for family living.

STEP OUTSIDE



The front of the property features a generously sized patio area, ideal for outdoor furniture and providing access to the garden store. At the rear, the garden is predominantly laid to lawn, complemented by an additional patio area perfect for entertaining guests.

This well-maintained garden also includes a shed, along with raised flower beds and views towards The Wye Valley.

INFORMATION

Postcode: NP25 3LL

Tenure: Freehold

Tax Band: C

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

Proceed out of town across the Wye Bridge towards Coleford/Chepstow. Proceed over the first mini roundabout onto the A4136 and at the second mini roundabout turn right towards Wyesham Road. Proceed along the road for approximately half a mile, and turn right into Woodland View. Follow the one-way road around and turn left onto Newland Way where number 3 can be found on the right-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(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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