



MONMOUTH

Guide price **£325,000**



43 WONASTOW ROAD

Monmouth, Monmouthshire NP25 5DG



Five-bedroom semi-detached Victorian home
Extensive gardens
In need of some renovation

Located on the edge of Monmouth town, this property is in a superb position within short distance 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 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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KEY FEATURES

- Characterful Victorian home
- Extended five-bedroom semi-detached property
- Kitchen breakfast room
- Two further reception rooms
- Extensive stunning gardens
- Driveway parking



STEP INSIDE



This charming semi-detached Victorian home boasts five bedrooms, abundant space, and character, with a rear extension and accommodation spread over three floors.

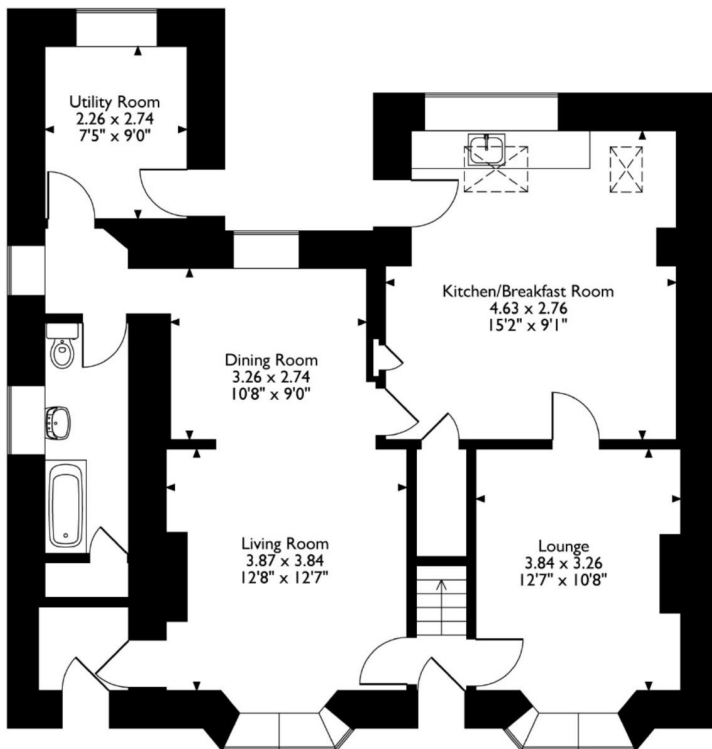
The ground floor is ideal for a growing family, starting with a welcoming hallway that provides access to a central staircase.

A spacious sitting room with open fireplace and original alcoves, perfect for a home office or playroom, is situated just off the hall.

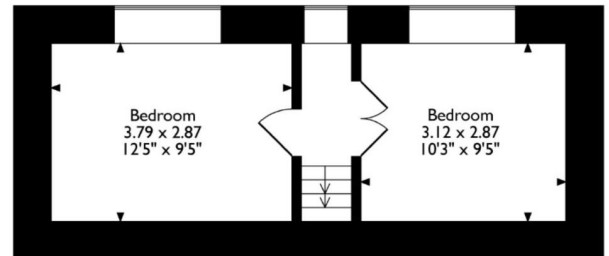
Additionally, the hallway leads to a large lounge with dual aspect windows, including a characterful bay window at the front, and a step-up to a dining area.

From the dining area, a door opens into the extended kitchen breakfast room.

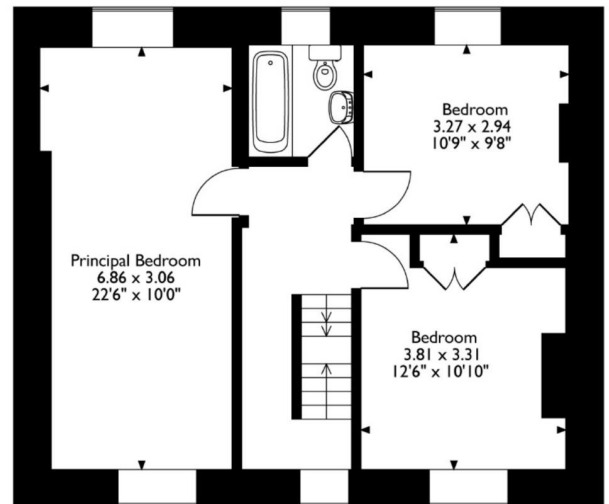
Approximate Gross Internal Area 165 Sq M / 1777 Sq Ft



Ground Floor



Second 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.

Though in need of updating, the kitchen offers plenty of space and overlooks the expansive and private rear garden. Serving as the heart of the home, the kitchen connects to both reception rooms and has a door leading outside, enhancing the ground floor's seamless flow. A large utility room and a downstairs bathroom are also accessible from the dining area of the lounge.

On the first floor, you'll find three generous double bedrooms. The principal bedroom is especially spacious, offering the potential to add an en suite. A family bathroom is also located on this floor.

The second floor completes the home with two additional double bedrooms, making this an ideal family residence.

STEP OUTSIDE



The front of the property features driveway parking for two vehicles, along with side access to the rear garden.

The rear garden is truly a standout feature, offering a "wow" factor with its impressive size and charm. Reminiscent of a secret garden, it seems to stretch endlessly - an incredibly rare find for a character home so close to Monmouth town centre. The garden is mature, providing a high level of privacy, and its three sections are filled with a variety of established trees, shrubs, borders and vegetable beds.

INFORMATION

Postcode: NP25 5DG

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: E





DIRECTIONS

From the town centre, cross the new Monnow Bridge and turn right at the traffic lights. At the second roundabout turn left into Wonastow Road. Follow the road and veer left where number 43 can be found a short distance along 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		76
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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