



# MONMOUTH

Guide price **£279,000**



# 8 FITZROY CLOSE

Monmouth, Monmouthshire NP25 5BJ



Popular location  
Three bedroom semi detached  
No onward chain

The property is located on the edge of Monmouth town in a quiet cul-de-sac, 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's and Waitrose.

Well connected to the nearby A40 which 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 semi detached property
- Short walking distance of Monmouth town
- End cul-de-sac position
- Driveway
- Garage
- Large rear garden



# STEP INSIDE



This lovely home offers a fantastic quiet position at the end of small cul-de-sac.

There is a side entrance porch leading to the hallway with doors leading to the lounge, ground floor bathroom and dining room with large arch opening to the kitchen.

The lounge has a broad window to the front aspect creating a very light and spacious feel. There is also a feature fireplace.

The dining room has an archway through to the kitchen and has plenty of room for table and chairs.

Approximate Gross Internal Area  
89 Sq M/958 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.

The kitchen has a range of wall and base units with work surfaces over, space for fridge/freezer, built in oven and microwave with four ring gas hob, sliding patio doors lead to the spacious and private rear garden that is mainly laid to lawn and has access to the brick paved driveway and garage.

The downstairs bathroom is fitted with a W.C, pedestal wash hand basin, a corner bath with shower.

The first floor leads to the three bedrooms, with the principal bedroom having an en-suite shower room.

# STEP OUTSIDE



The front of the property has a generous lawn area with mature shrub and planting.

The rear garden has a brick paved driveway which leads to detached garage. The garden offers a good degree of privacy along with a spacious area to lawn and mature shrub borders.

## INFORMATION

Postcode: NP25 5BJ  
Tenure: Freehold  
Tax Band: E  
Heating: Gas  
Drainage: Mains  
EPC: D





## DIRECTIONS

From our Monmouth office, proceed down Monnow Street. Turn left onto Blestium Street and at the roundabout, take the second exit over the bridge. At the traffic lights, turn right onto Cinderhill Street. At the roundabout take the first exit onto Wonastow Road. Proceed down Wonastow Road, turn left onto Elstob Way and left again onto Fitzroy close where the property is located at the end of the cul-de-sac on the right handside.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(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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