



MONMOUTH

Guide price **£185,000**



93 CARBONNE CLOSE

Monmouth, Monmouthshire NP25 5EG



Three-bedroom family home
Walking distance to Monmouth town centre
No onward chain

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

- Three-bedroom terraced home
- Ideal first time buy or investment
- Close to Monmouth town centre
- Well-presented throughout
- Private garden
- No onward chain



STEP INSIDE



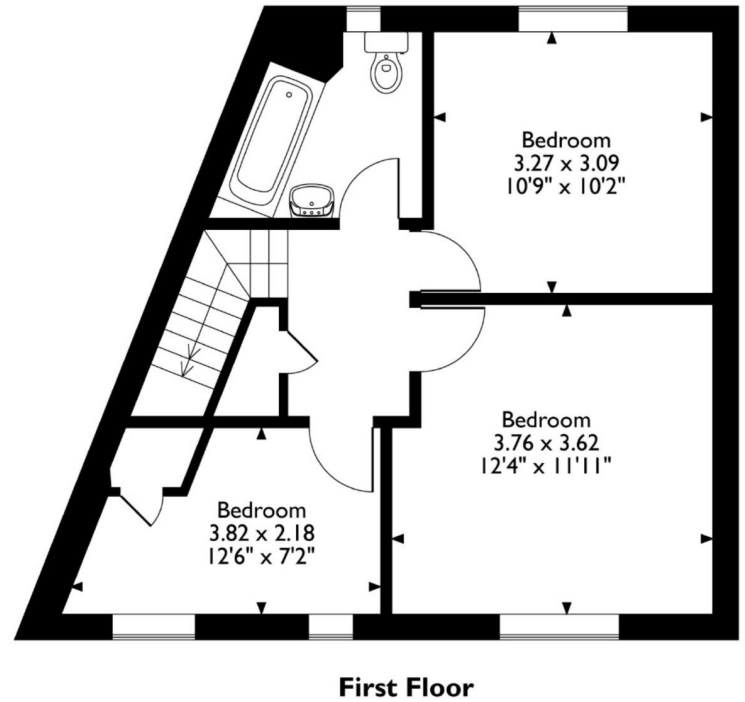
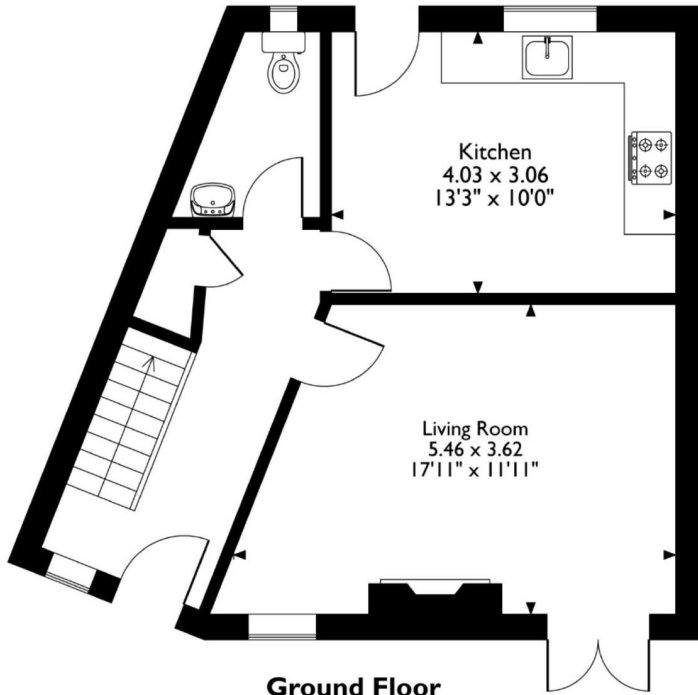
As you enter the property, you are greeted by an entrance hallway giving access to the ground floor accommodation and stairs to the first floor.

The living room is a generous size with French doors opening to the garden and a cosy electric fireplace.

The kitchen is fitted with a range of wall and base units, integrated oven and four ring gas hob, along with space and plumbing for dishwasher and washing machine. The kitchen also has space for a dining table and chairs with a door to the courtyard. Finally on the ground floor is a cloakroom.

93, Carbonne Close, Monmouth

Approximate Gross Internal Area 87 Sq M/937 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.

To the first floor, the landing gives access to three bedrooms and the family bathroom.

The principal bedroom is a generous double along with bedroom two. Bedroom three is a good sized single with a storage cupboard. Lastly, there is a family bathroom completing this home.

STEP OUTSIDE



The front garden has a lawned area and mature planted borders.

The rear of the property is approached by a gated courtyard and leads to communal parking area.

There are also parking areas near to the property for residents and visitors - these are unallocated.

INFORMATION

Postcode: NP25 5EG

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

Proceed over Monnow Bridge, turn left at traffic lights. At the roundabout bear right with the Garage on your left, take the first turn right onto Link Road. Follow this road taking the third turning on the right, follow the road around where the property will be found on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		89
(81-91)	B		
(69-80)	C	76	
(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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