



OSBASTON

Guide price **£370,000**





# 9 CHARLES CLOSE

Osbaston, Monmouth, Monmouthshire NP25 3JD



Three bedroom detached home  
Sought after location of Osbaston  
No onward chain

This well presented, detached family home is located in the sought-after area of Osbaston, which is a suburb of Monmouth less than a mile North of the bustling town centre. 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.

Monmouth is well connected to the nearby A40 providing 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 detached home
- Located in a small desirable cul-de-sac
- Well-proportioned throughout
- Spacious living accommodation
- No onward chain
- Driveway and garage





# STEP INSIDE



Upon entering the property, you are welcomed by an entrance hallway providing access to the sitting room, kitchen, cloakroom, and stairs leading to the first floor.

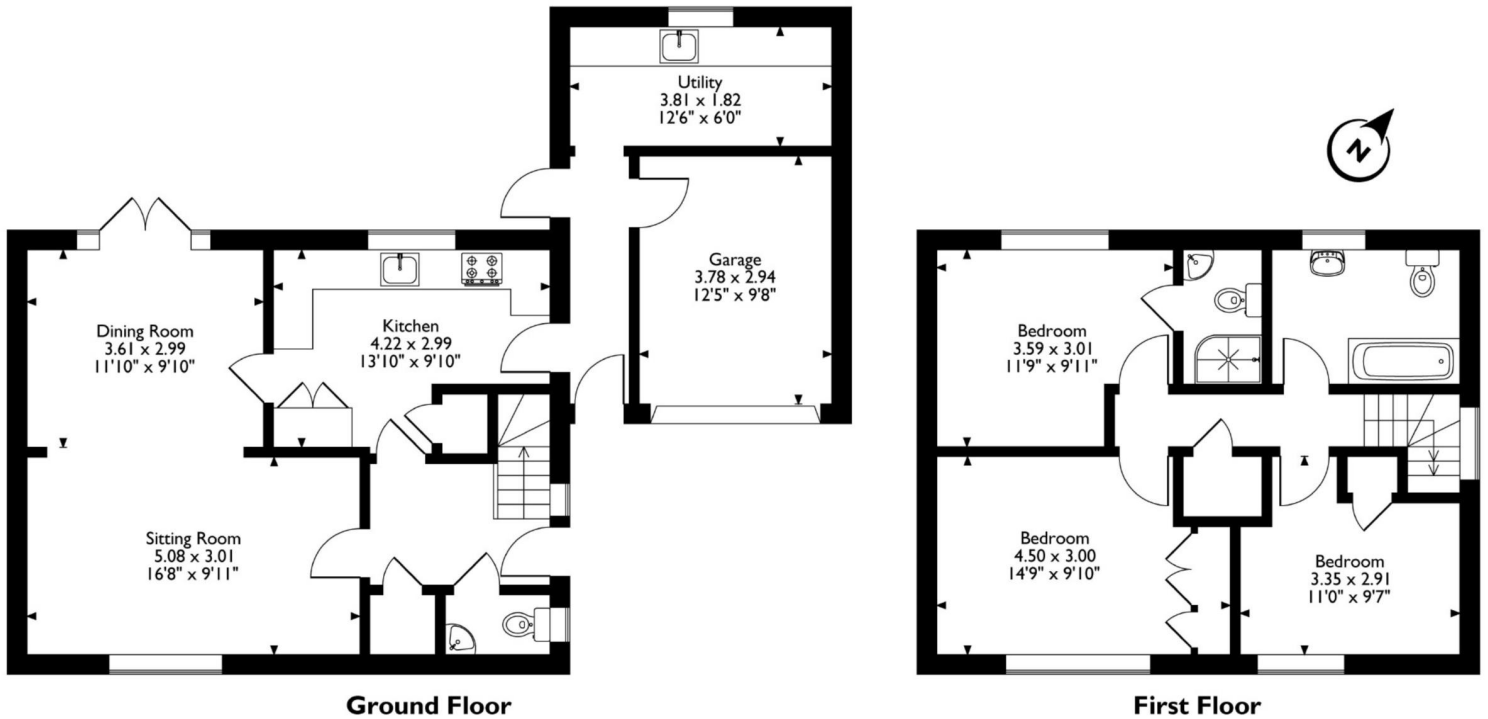
The sitting room is generously sized, featuring a large front-facing window and an electric fireplace.

It flows seamlessly into the dining room through a wide opening, creating a spacious, open-plan feel ideal for entertaining. The dining room includes French doors that open to the private rear garden and a door leading to the kitchen.

The kitchen is equipped with a modern range of wall and base units, an integrated dishwasher, oven, and hob.

A further door leads to the utility room, which offers additional functionality with a second sink, additional wall and base units and plumbing for a washing machine and tumble dryer. The utility room also provides access to the garage and the rear garden.

## Approximate Gross Internal Area 122 Sq M/1313 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.

On the first floor, the landing leads to three well-proportioned bedrooms and the family bathroom.

The principal bedroom, overlooking the rear garden, features an en suite shower room.

Bedrooms two and three, situated at the front of the property, both benefit from built-in wardrobes.

Completing the home is the family bathroom, perfectly complementing this delightful property.



# STEP OUTSIDE



The front of the property features a neatly lawned garden and a driveway providing parking space that leads to the garage. The rear garden offers a mix of lawn and patio areas, enjoying a high level of privacy.

## INFORMATION

Postcode: NP25 3JD

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: E







## DIRECTIONS

From our Monmouth office, head north on Agincourt Square. At the traffic lights, turn left onto Monk Street. Proceed up the Hereford Road. At the top of the Hereford Road, turn left onto Highfield Road and proceed down the hill. Turn left onto Charles Close and number 9 will be found a short distance along on the right hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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