



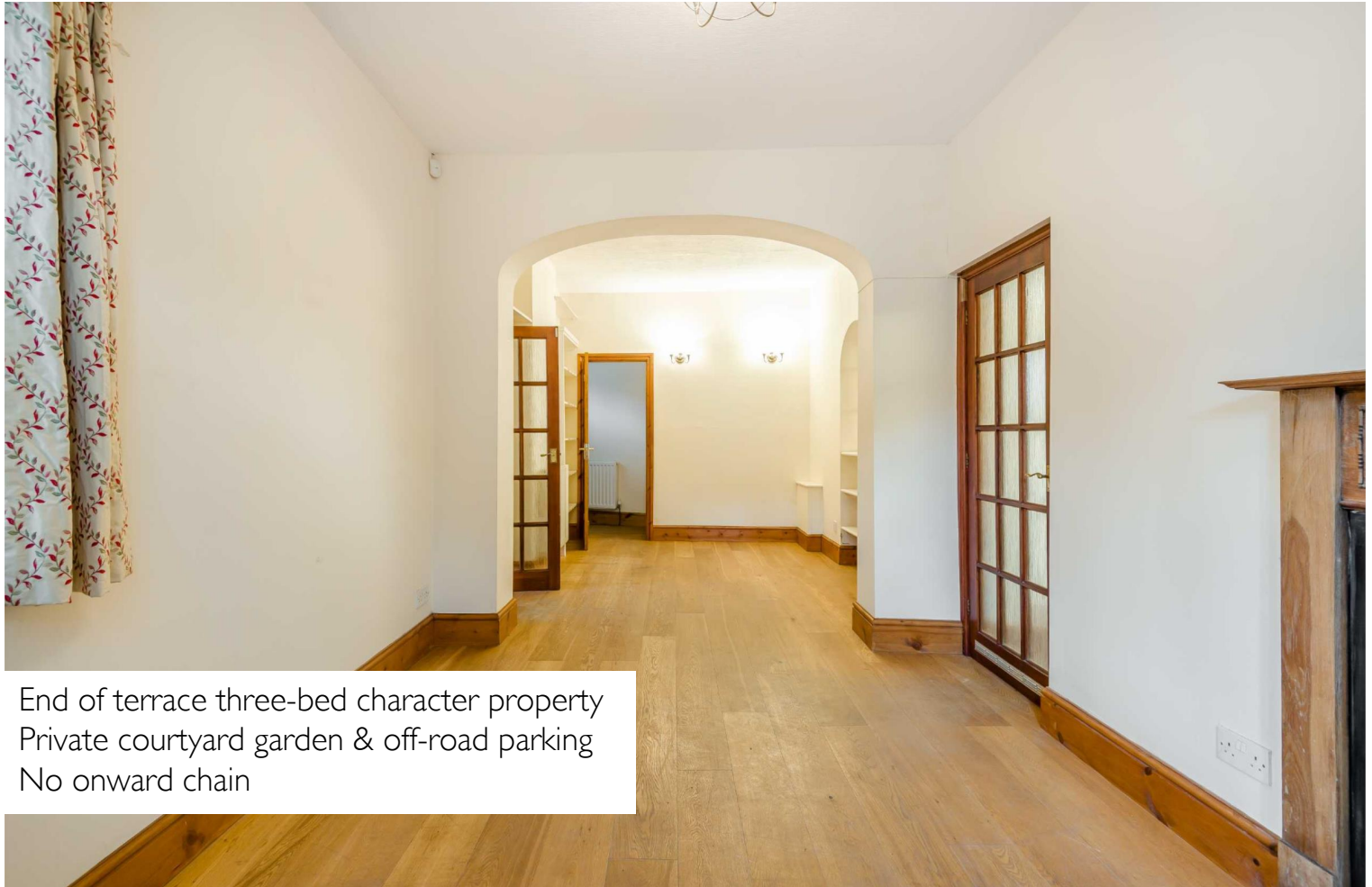
MONMOUTH

Guide price **£385,000**



TOLL HOUSE

32 Drybridge Street, Monmouthshire NP25 5AD



End of terrace three-bed character property
Private courtyard garden & off-road parking
No onward chain

Located on the edge of Monmouth town, this character 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.

This beautiful end of terrace property is located right on the edge of Monmouth town centre. This charming home dates back to 1879 and has so much character, especially on the outside with its detailed alcoves and stunning chimney stacks.

As you enter the property you are greeted by the hallway with feature window seats, stairs to the first floor and reception room.

The reception room is full of wealth and character with an arched window, stunning fireplace and a room off which could be used as a study with curved wall.

The kitchen breakfast room is a fantastic size with a recently fitted modern kitchen, with a range of beautiful wall and base units, Belfast sink and arched window.

Off the kitchen breakfast room is a large utility room with downstairs shower room and a door giving access outside and to the parking.

To the first floor, there are three good sized bedrooms.

The principal bedroom has a beautiful feature fireplace with steps leading to the en-suite bathroom.

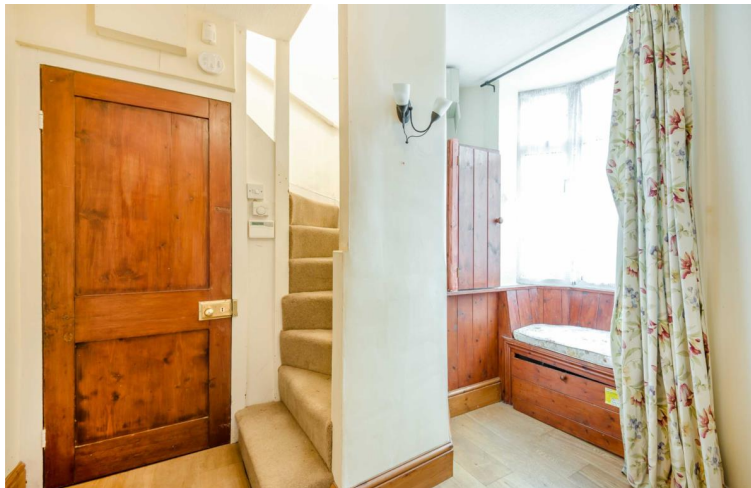
The family bathroom has recently been modernised with a stylish bath and walk-in wet room.

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KEY FEATURES

- End of terrace characterful property
- Original features through
- Three bedrooms
- Private courtyard garden
- Plenty of living space
- No onward chain



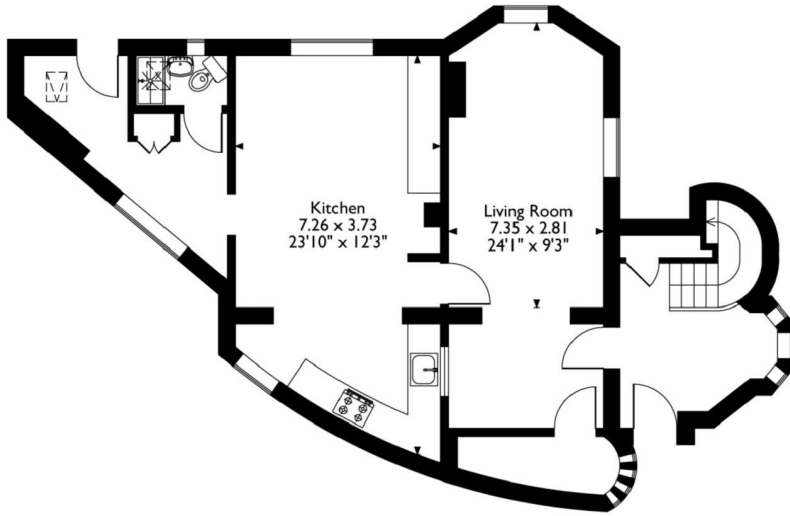
STEP OUTSIDE

The rare benefit of this property is its plentiful off-street parking for a town house with the added benefit of a detached garage.

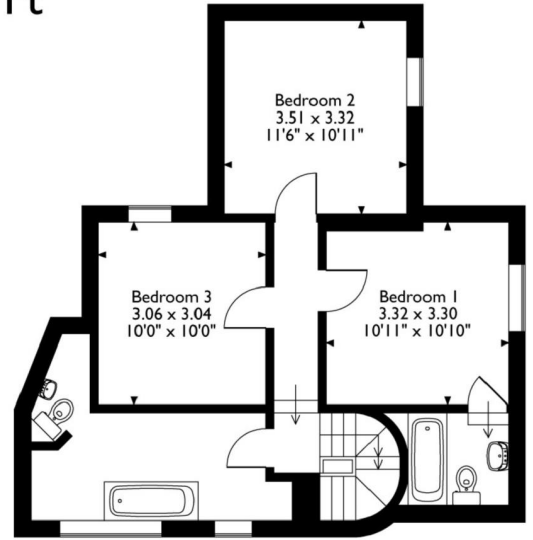
To the side of the property, there is a lovely walled courtyard area with access to the garage.



Approximate Gross Internal Area 124 Sq M/1335 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.

DIRECTIONS

From our Monmouth office, proceed down Monnow Street and follow the road onto Blestium Street. At the roundabout, take the second exit over the bridge. At the lights, turn right onto Cinderhill Street. Take the first exit at the roundabout and the property is located on your left hand side at the end of the street.



INFORMATION

Postcode: NP25 5AD
Tenure: Freehold
Tax Band: F
Heating: Gas
Drainage: Mains
EPC: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		83
(81-91)	C		
(69-80)	D	55	
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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