



MONMOUTH

Guide price **£315,000**



36 ACER WAY

Monmouth, Monmouthshire NP25 5UP



Attractive three-story town house
Garage and parking
Top floor master Suite

This immaculately presented three-bedroom family home is located on a popular development in Monmouth. This property is in a convenient position within short distance to local amenities and Monmouth 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 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 storey semi-detached town house
- Located within a popular estate
- Large living room with French doors
- Three well-proportioned bedrooms
- Modern kitchen breakfast room
- Garage and driveway



STEP INSIDE



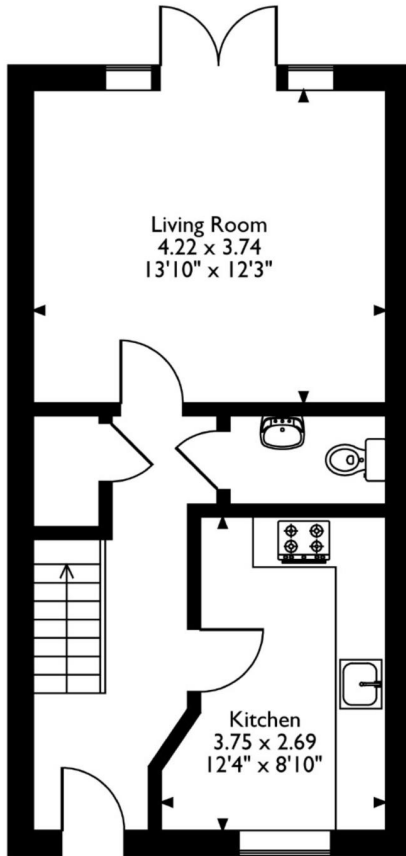
As you enter the property, you are greeted by a spacious entrance hallway with access to all ground floor accommodation and stairs to the first floor.

The kitchen breakfast room is a good size and has a range of white high gloss wall and base units, integrated oven and ample space for white goods, breakfast table and chairs.

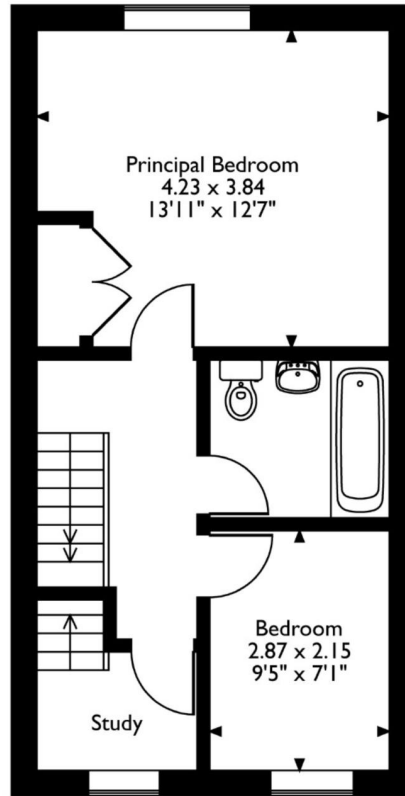
The spacious living room is located to the rear of the property with French doors leading out to the pretty and private rear garden, the perfect space for entertaining with family and friends.

Also located on the ground floor is a cloakroom and storage cupboard.

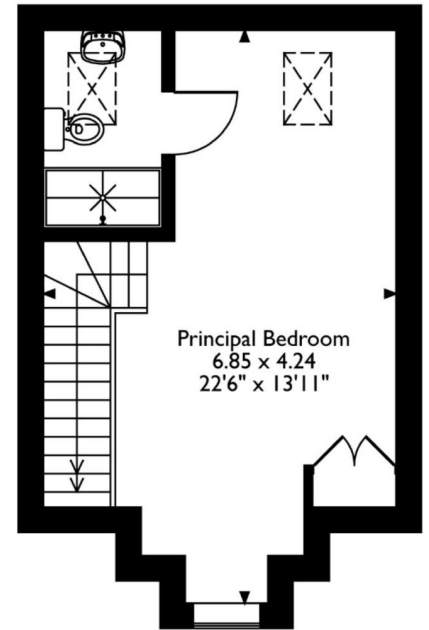
36, Acer Way, Monmouth
 Approximate Gross Internal Area
 100 Sq M / 1076 Sq Ft



Ground Floor



First Floor



Second 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.

To the first floor, there is a large double bedroom overlooking the rear with built-in wardrobes. The first floor also offers a modern family bathroom and a generous single bedroom.

A further landing area, which is an ideal office space, and a staircase to the second-floor lead to the large principal bedroom with built-in wardrobes and the added benefit of an en-suite shower room.



STEP OUTSIDE



The front of the property offers a double tandem driveway leading to a useful garage.

To the rear, the private garden is mainly laid to artificial lawn with a patio area, perfect for entertaining.

There is also a side gate leading to the driveway and garage.

INFORMATION

Postcode: NP25 5UP

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: B

DIRECTIONS

From our Monmouth office, proceed down Monnow Street. At the roundabout, take the second exit. At the traffic lights, turn right onto Cinderhill Street. At the roundabout, take the first exit onto Wonastow road. Follow the road passed Wonastow Road Industrial estate on your right. Proceed to Kingswood Gate Estate. Take the last on the left turning onto Acer Way and number 36 will be on the left.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)	85	95
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

2 Agincourt Square, Monmouth, NP25 3BT
 01600 713030
 monmouth@archerandco.com
 www.archerandco.com



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