



MONMOUTH

Guide price **£475,000**



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2 AGINCOURT STREET

Monmouth, Monmouthshire NP25 3DZ



Stylish Grade II listed townhouse
Central Monmouth location
Private roof terrace & parking

This beautiful three/four-bedroom Grade II listed townhouse is ideally located in the heart of Monmouth, combining period charm with stylish, modern finishes. Believed to date back to around 1775, this characterful home offers flexible living space, including a large kitchen/breakfast room, two receptions, two bathrooms and a private roof terrace. Monmouth offers a desirable lifestyle with its historic charm, excellent schools, independent shops, cafés, restaurants, and high street names including M&S and Waitrose. With easy access to the A40, this location is perfectly placed for commuting to Cardiff, Bristol, the Midlands and beyond.

The charming market town of Monmouth is steeped in history, with well-regarded schooling, bespoke shops, cafes and restaurants as well as established 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/four-bedroom family home
- Beautifully presented throughout
- Grade II listed period property
- Central Monmouth town location
- Off-street parking for two vehicles
- Private roof terrace garden



STEP INSIDE



Enter the property through the side door into a practical utility area, equipped with modern units, stainless steel sink, and space for appliances.

A door leads to a downstairs cloakroom with W.C. And an internal glazed door opens into the lounge, while another opening flows through to the modern kitchen.

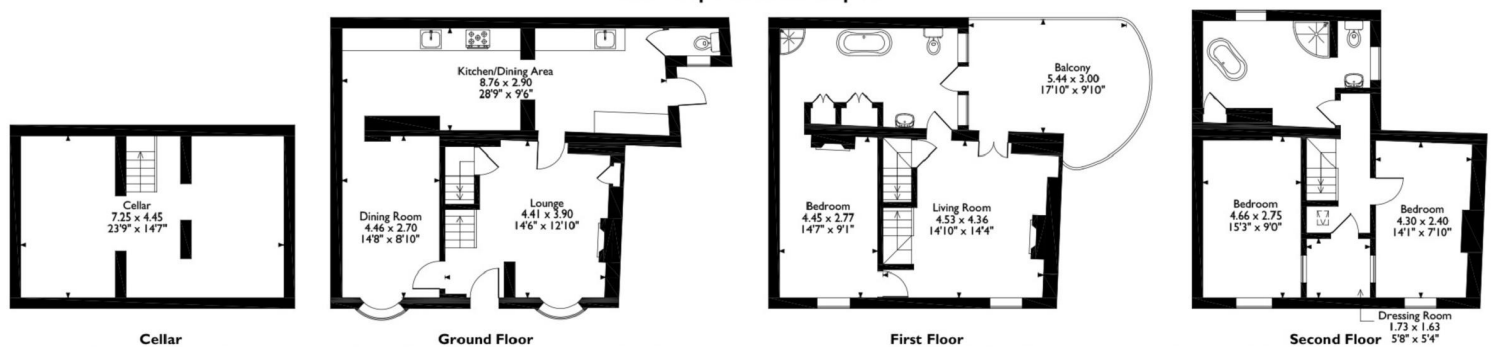
The kitchen is fitted with stylish high-gloss units, a Belfast sink, and a Rangemaster-style cooker with a five-ring gas hob. There is ample space for a dining table and an American fridge/freezer.

The lounge features a beautiful bay window, a gas flame-effect fire, and built-in storage.

A door leads down to a large cellar, ideal for additional storage.

A glazed door takes you into the dining room, also with a bay window and access back to the kitchen.

2, Agincourt Street, Monmouth
Approximate Gross Internal Area
187 Sq M/2013 Sq Ft



On the first floor, the bright and airy sitting room has French doors opening onto the private roof terrace, creating an ideal entertaining space.

You can access a generous family bathroom with a walk-in shower, freestanding bath, pedestal sink, W.C., and fitted wardrobes. The bathroom also connects to the principal bedroom, also creating an en-suite.

The principal bedroom is a spacious double with a charming decorative fireplace and front-facing window.

The second floor includes two more beautifully presented double bedrooms, a large walk-in storage cupboard with hanging space, and a second luxurious bathroom complete with freestanding roll-top bath, walk-in shower, W.C., wash hand basin, exposed beams, and further storage.

STEP OUTSIDE



The property offers off-street parking for several vehicles to the side - a rare find in this central town location. The private roof terrace, accessible from the first floor sitting room, is laid with artificial grass for easy maintenance and provides ample space for seating, potted plants and al fresco dining. A peaceful outdoor retreat in the heart of the town.

INFORMATION

Postcode: NP25 3DZ
Tenure: Freehold
Tax Band: F
Heating: Gas
Drainage: Mains
EPC: Exempt





DIRECTIONS

From our Monmouth office turn left into Agincourt Street, and number two will be found on the left hand side.



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