



MONMOUTH

Guide price £240,000



# 8 WHITEHILL CLOSE

Monmouth, Monmouthshire NP25 5FG



Well-presented throughout  
Level walking distance to Monmouth town  
Ideal for first time buyer

This three-bedroom terraced property is well-presented throughout and is located within level walking distance to Monmouth town centre. Further benefits include off street parking and a garage.

The property is within walking distance of the local Co-operative and is less than a mile from the bustling 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'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-bedroom terrace home
- Well-presented throughout
- Kitchen/breakfast room
- Level walking distance to Monmouth town
- Parking and garage
- Ideal for first time buyer



# STEP INSIDE

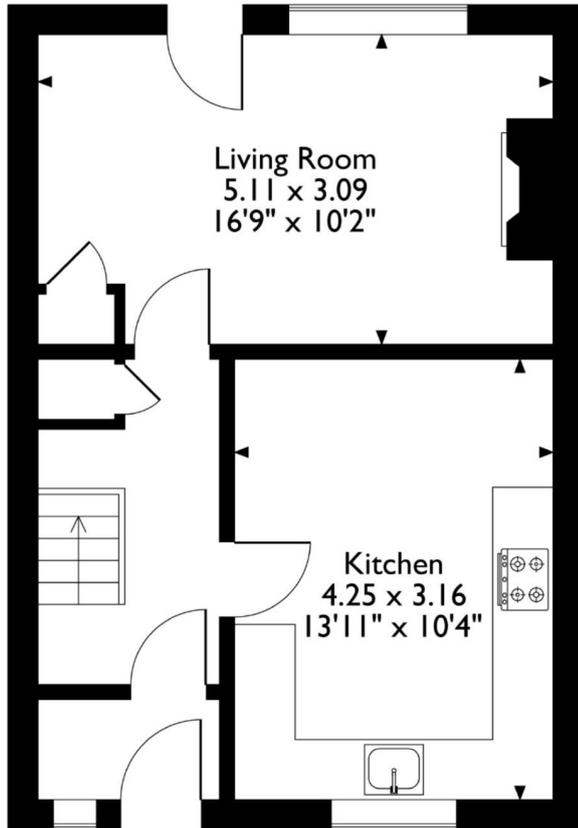


The property is entered via a practical entrance porch, providing an ideal space for coats and shoes. The porch opens into the entrance hallway, which features stairs rising to the first floor and doors leading to both the lounge and kitchen/breakfast room with under stairs storage.

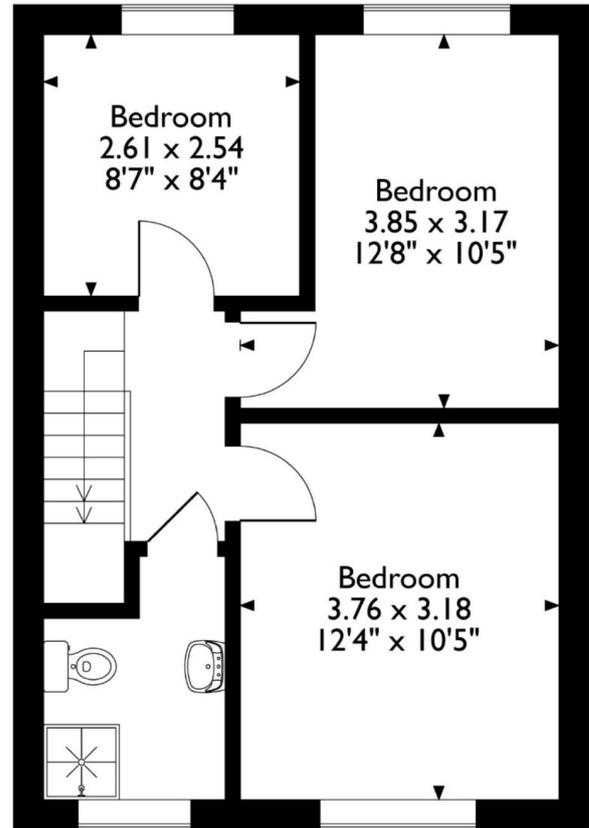
The kitchen/breakfast room benefits from laminate oak effect flooring and is fitted with a range of wall and base units. Low level oven, four-ring gas hob, 1½ sink and drainer, spaces for washing machine, dishwasher and tumble dryer, with broad window to the front aspect.

The lounge has a large rear window looking of over the garden with an obscure back door, electric fire with Harth and mantal piece and built in storage cupboard.

8, Whitehill Close, Monmouth, Monmouthshire  
 Approximate Gross Internal Area  
 78 Sq M/840 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.

**First Floor:**

The landing provides access to all bedrooms and the shower room, and access to the loft.

The principal bedroom has a broad window to the front aspect with distant hill top views. The room offers ample space for bedroom furniture.

Bedroom two has a window to the rear aspect also offer ample space for bedroom furniture.

Bedroom three is a well-proportioned single bedroom with a window to the front aspect.

The shower room has an obscure window to the rear aspect and is fitted with a pedestal wash hand basin, low level WC, and a fully tiled double shower, shelved airing cupboard with Worcester boiler.

# STEP OUTSIDE



To the front of the property, there is a brick paved driveway with parking for two vehicles and a single garage, outside tap and spaces for bins.

The rear garden is enclosed with surrounding fences, mainly area to lawn with shrubs and flower beds and patio area ideal for summer entertaining.

#### AGENT'S NOTE:

We are advised that there is an easement behind the house to access the rear garden.

## INFORMATION

Postcode: NP25 5FG

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: C



## DIRECTIONS

From our office in Agincourt Square, proceed down Monnow Street bearing left at the end onto Blestium Street. At the roundabout take the second exit and proceed over the bridge. At the traffic lights, take a right-hand turn onto Cinderhill Street and take the first exit at the roundabout onto Drybridge Street. At the next roundabout, take the second exit onto Rockfield Road then at the next roundabout take the first exit onto Watery Lane. Follow the road and take the first left onto St Thomas' Road. Follow the road around and the cul-de-sac is on the left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	79
(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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