



WYESHAM

Guide price £245,000



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# 53 WOODLAND VIEW

Wyesham, Monmouth, Monmouthshire NP25 3JN



Three Bedroom semi detached  
Popular location  
No onward chain

The property is situated within the area of Monmouth called Wyesham located to the south east of the town centre, and is the gateway to this section of the Wye Valley, with the A466 meandering past the estate on its way into the heart of one of Wales' most glorious and famous landscapes.

So, all the activities that this Area of Outstanding Natural Beauty offers are literally on the doorstep, from gentle strolls through woodland to riding the river rapids, and everything in-between.

For shopping, socialising and further sporting opportunities, Monmouth town centre is within walking distance, as are some of the best schools in the county. This much-loved family home can offer a quiet location with family focused amenities and facilities nearby mixed with exciting opportunities to get out into the landscape and thoroughly enjoy living at this special spot.



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£245,000



### KEY FEATURES

- Semi-detached home
- Three bedrooms
- Lovely rear garden
- Spacious living accommodation
- Ideal first time buy
- No onward Chain



# STEP INSIDE



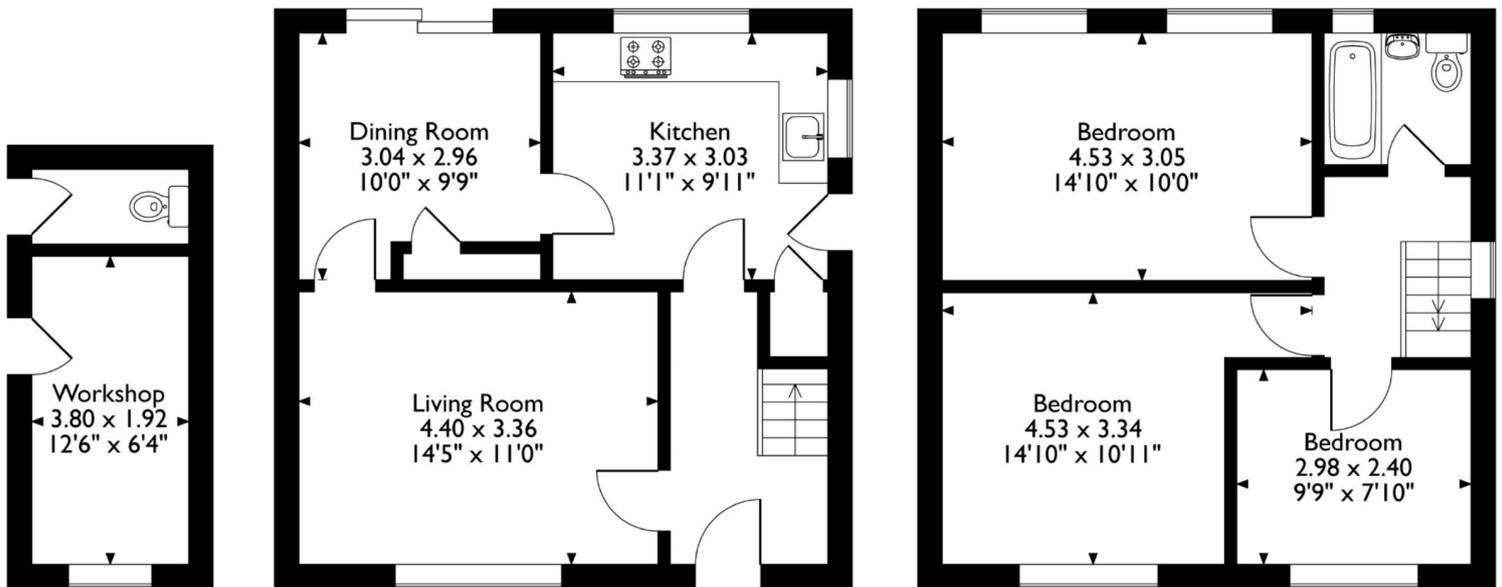
The entrance hallway, which features stairs rising to the first floor and doors leading to both the lounge and kitchen.

The dining room has sliding patio doors leading to the rear garden, Walk in storage cupboard opening to the lounge.

The kitchen is fitted with a range of wall and base units and fitted appliances with eye level double oven, electric four ring hob, integrated fridge/freezer, inset 1½ sink and drainer with feature rose gold mixer tap, window to the rear and side aspect, shelved pantry cupboard, wall mounted Vaillant combi boiler, opening to the dining room.

The lounge has a broad window to the front aspect, flame effect coal electric fire with Hearth and mantle piece.

53, Woodland View Wyesham, Monmouth, Monmouthshire  
 Approximate Gross Internal Area  
 Main House = 84 Sq M/904 Sq Ft  
 Outbuilding = 9 Sq M/97 Sq Ft  
 Total = 93 Sq M/1001 Sq Ft



**Outbuilding**

**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 family bathroom, and benefits from a window to the side aspect as well as access to the loft.

The principal bedroom features two windows to the rear aspect, overlooking the pretty rear garden and views to the Kymin. The room offers ample space for bedroom furniture.

Bedroom two is a generous double bedroom with a broad window to the front aspect with distance Wye Valley hills and a generous range of fitted wardrobes.

Bedroom three is a generous single with a window to the front aspect with distance Wye Valley views.

The family bathroom has an obscure window to the rear aspect, shower over the bath, tiles around and glass shower screen. Wash hand basin and W.C

# STEP OUTSIDE



The outside rear garden has a patio area enclosed with a feature wooden frame with solid roof, ideal for outside summer entertaining, mainly laid to lawn, feature wildlife garden with small pond, enclosed by a mixture of panel fencing, walling and two wooden sheds on hard standing. Outside W.C, purpose built large storage/workshop with plumbing for washing machine and space for tumble dryer. The front of the property offers drive way for two vehicles, area to lawn with decorative boards, low level leylandii hedging.

## INFORMATION

Postcode: NP25 3JN  
Tenure: Freehold  
Tax Band: D  
Heating: Gas  
Drainage: Mains  
EPC: D





## DIRECTIONS

Proceed out of town across the Wye Bridge towards Coleford/Chepstow. Proceed over the first mini roundabout onto the A4136 and at the second mini roundabout turn right towards Wyesham Road. Proceed along the road for approx. 500 yds and turn right into Woodland View. Follow the road around to the left around the one-way system and the property will be there on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	66	74
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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