

**11 Old Dixton Road
Monmouth**



ROSCOE ROGERS KNIGHT

Town and country properties

Old Dixton Road, Monmouth

This smartly presented semi-detached, spacious, 2 bed house is a short walk from the town centre, the renowned schools and amenities. Offering bright and light, well maintained accommodation over 2 floors with 3 reception rooms. Enclosed low maintenance gardens to front and back. On street permit parking. NO ONWARD CHAIN.

Modern construction with a painted rendered exterior and inset double glazed Upvc windows and doors set under pitched tiled roofs. Internal features include, wooden panelled doors and low voltage downlighters. A mains gas boiler provides domestic hot water and heating to radiators throughout.

The property is accessed under a portico entrance via a part glazed door with matching side panel into:

Asking price of £295,000





ENTRANCE HALLWAY:

Staircase up to first floor landing with wooden handrail, balustrading and turned newels with storage cupboard under with wooden slatted shelving and consumer unit at high level. Doors into the following:

LIVING ROOM: 3.34m x 4.72m (10'11" x 15'6")

Picture window to back elevation with views of the courtyard garden.

KITCHEN: 3.65m (Max) x 2.84m (11'12" x 9'4")

Picture window to front elevation. Laminate work surfaces along two walls with inset one and a half bowl sink and four ring gas hob with stainless steel extraction hood over. Wooden effect cupboards and drawer set under with integrated Beko oven. Space for fridge/freezer, tumble drier and plumbing for washing machine/tumble dryer. Matching wall mounted cabinets and tall unit with full height shelving. Wide opening into:

DINING ROOM: 2.24m x 3.18m (7'4" x 10'5")

Window to front elevation. Sliding door into:

GARDEN ROOM: 3.17m x 2.38m (10'5" x 7'10")

Glazed to two sides with external door to side accessing the courtyard garden. Roof access hatch.

FIRST FLOOR LANDING:

An "L-shaped" landing with linen cupboard housing water cylinder. roof access hatch. Doors into:

BEDROOM ONE: 4.73m x 3.04m (15'6" x 9'12")

Picture window to back elevation with garden and townscape views.

FAMILY BATHROOM: 3.29m x 2.67m (10'10" x 8'9")

Frosted window to front elevation. White suite comprising a low-level W.C, vanity unit with inset ceramic wash basin and panelled bath with taps and handheld shower attachment together with a mixer valve and rain shower head over. Tiling to two walls. Extraction fan at high level.

OUTSIDE:

From the pavement a ramp leads up to the front terrace having well stocked herbaceous borders. A pathway wraps around three sides of the property and stone steps open down to an extensive walled courtyard garden at the back with a paved patio area, two wooden outbuildings, interspaced mature trees and series of raised flower beds.

SERVICES:

Mains gas, water, electric and drainage. EPC D. Council Tax Band E.

DIRECTIONS:

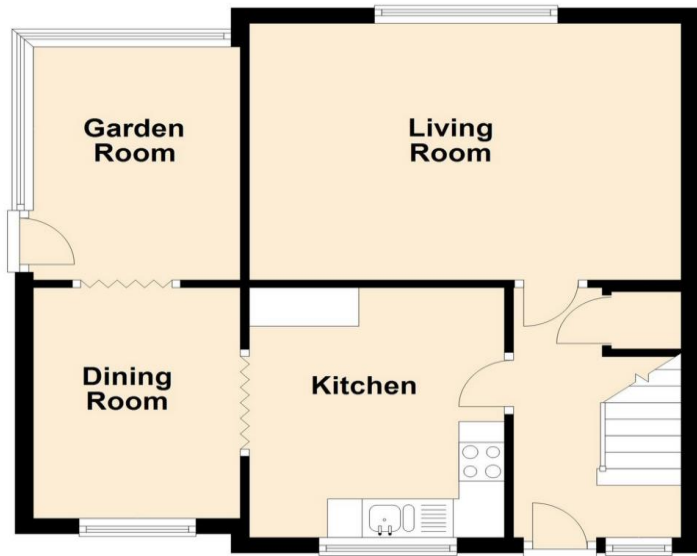
From St James Square the property is set off the road down to The Leisure Centre, on the right hand side before it.



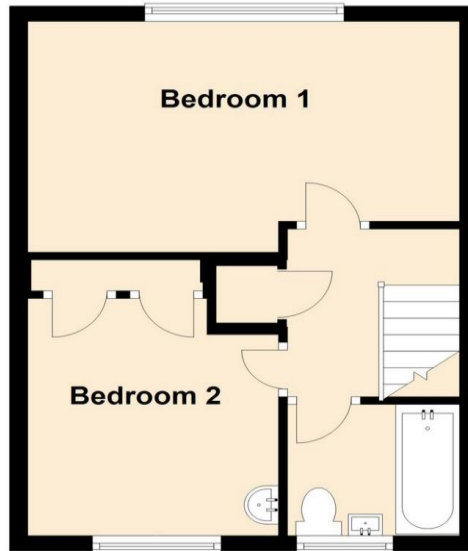
Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.





Ground Floor
Approx. 46.1 sq. metres (495.8 sq. feet)



First Floor
Approx. 31.6 sq. metres (339.8 sq. feet)

Total area: approx. 77.6 sq. metres (835.6 sq. feet)

FOR IDENTIFICATION ONLY

Old Dixton Rd

No 11

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

