

Milan House Whitecross Street, Monmouth



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Situated in the heart of town, just off St James Square, this distinguished and stylishly presented four-bedroom mid-terrace townhouse features an enclosed courtyard garden. The Grade II listed property has been sympathetically restored and retains a wealth of original features. The bright and airy accommodation is arranged over two floors, with two separate wings on the first floor. Permit parking is available. Offered with no onward chain.

Asking price of £600,000 Freehold

Constructed in stone and brick with a painted rendered exterior, inset with mainly sash windows under a pitched tiled roof. Internal features include two fireplaces, moulded skirting boards and architraves, low voltage downlighters, ornate covings and picture rails, wooden panelled doors, and a combination of ceramic tiled and carpeted flooring. A gas-fired boiler provides domestic hot water and heating to radiators throughout.

The property is approached from the High Street via a decorative metal gate and through a wooden panelled door set under a feature portico entrance into:

ENTRANCE HALLWAY:

Window to back. Staircase with wooden balustrades and turned newel posts leading to the first-floor landing. Under-stairs storage cupboard with light.

CLOAKROOM:

Frosted window to back. A white suite comprising a low-level WC and corner vanity unit with inset wash basin. Tiling to half height.

LIVING ROOM: 5.58m x 5.35m (18'4" x 17'7")

An incredibly bright reception room with two large sash windows with shutters to the front elevation. Feature stone fireplace with ornate surround and mantel set on a matching hearth.

OPEN PLAN KITCHEN/DINING ROOM:

DINING ROOM: 3.15m x 4.10m (10'4" x 13'5")

Window to side. Feature brick fireplace with an open grate set on a complementary hearth. Bespoke fitted pantry cupboard with full-height wooden shelving. Wide opening into:

KITCHEN: 3.29m x 3.67m (10'10" x 12'0")

Window to side and external partially glazed door leading out to the courtyard garden. Butcher's block worktops along three walls with a tiled splashback surround and complimentary breakfast bar. Inset Belfast sink and four-ring gas hob with stainless steel extraction hood over. An extensive range of cupboards and drawers set under, with integrated oven/grill, fridge, freezer, and dishwasher. Matching wall-mounted cabinets. Door with Suffolk latch into:

UTILITY AREA:

Window to side. L-shaped wooden worktop with cupboards set under and space/plumbing for washing machine and tumble dryer. Wall-mounted Worcester boiler.

From the kitchen, through a vertically boarded wooden door and up a staircase with quarter landing and wooden handrail to:

FIRST FLOOR LANDING AREA:

An L-shaped landing with doors into the following:

BEDROOM FOUR: 3.46m x 2.97m (11'4" x 9'9")

Window to side with views into the courtyard garden.

BEDROOM THREE: 2.91m x 3.47m (9'7" x 11'5")

Window to side with views into the courtyard garden.

FAMILY BATHROOM:

A white suite comprising a low-level WC, pedestal wash basin, and bath with mixer taps and shower head on adjustable chrome rail. Tiling to all walls. Extractor fan at high level.

From the entrance hallway, stairs lead to:

FIRST FLOOR LANDING:

Window to back. Roof access hatch. Doors into the following:

FAMILY BATHROOM:

Frosted window to side. Suite comprising a low-level WC, pedestal wash basin, bidet, and bath with mixer taps, a glazed screen, and shower head over on an adjustable chrome rail. Ladder-style radiator. Extractor fan at high level.

BEDROOM TWO: 2.71m x 4.20m (8'11" x 13'9") Max

Window to front elevation.

BEDROOM ONE: 4.95m (max) x 5.30m (max) (16'3" x 17'5")

A generously proportioned principal bedroom with two large sash windows to the front enjoying views of the surrounding townscape. Door into integrated wardrobe with hanging rails, shelving, and ample storage.

OUTSIDE:

The low-maintenance courtyard garden is located at the rear of the property and is fully paved. There is a raised sun terrace which is an ideal space for al fresco dining and entertaining. Enclosed on all sides with stone walls offering a good level of privacy.

SERVICES:

Mains gas, electricity, water, and drainage. Council Tax Band F. EPC rating C.

DIRECTIONS:

From our office follow Priory Street to the traffic lights and turn right. As the road bends around to the left, the property will be seen on the right, second from the end.

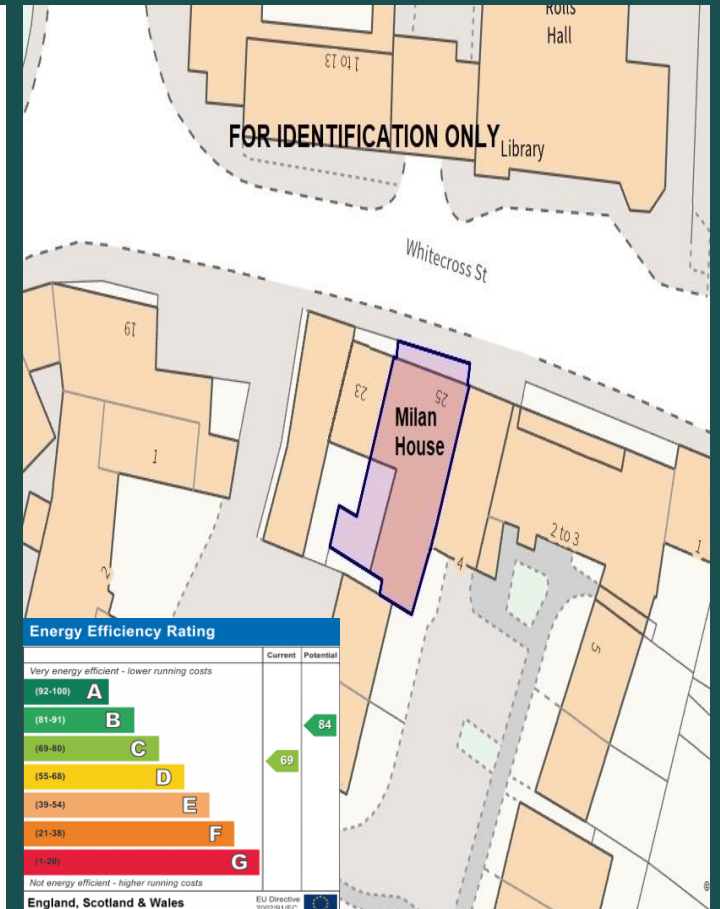
Roscoe Rogers & Knight would like to draw your attention to the following notes:

- 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.









Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales EU Directive 2002/91/EC



Telephone: 01600 772929

3 Agincourt Square, Monmouth, Monmouthshire, NP25 3BT

www.roscoerogersandknight.co.uk