

**40 Hereford Road
Monmouth**



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Town and country properties



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This smartly presented three-bedroom semi-detached house occupies an ideal position just off Hereford Road, within easy reach of the town and its wealth of amenities. The property offers bright and spacious accommodation across two floors, enjoying excellent far-reaching views over the rolling Monmouthshire countryside. Additional features include an extensive rear garden, a large sun terrace and off-road parking for two vehicles.
No onward chain.

Asking price of £335,000 Freehold

The property is traditionally constructed in brick with a part painted rendered exterior and inset double glazed uPVC windows and doors set under pitched tiled roofs. Internal features include moulded skirting boards, part glazed and wooden panelled doors, picture rails, low voltage downlighters and a combination of laminate and carpeted flooring. A Manis gas boiler provides domestic hot water and heating to radiators throughout.

The main entrance to the property is from the front and through a part a part glazed uPVC doors into:

ENTRANCE PORCH: 1.80m x 1.97m (5'11" x 6'6")

Window to front. Wooden panelled door into:

INNER HALLWAY:

Staircase with wooden handrail up to first floor landing. Part glazed door into:

LIVING ROOM: 3.81m (max) x 3.46m (12'6" x 11'4")

Picture window to front. Protruding chimney breast with recess and wooden surround. Door into:

KITCHEN/DINING ROOM: 4.79m x 3.54m (15'9" x 11'7")

A generous kitchen/dining area with excellent levels of natural light. Window to back and French doors with matching side panels out to the paved sun terrace. Laminate worktops along three walls with a tiled splashback surround and inset stainless steel sink and side drainer. A range of panelled cupboards and drawers set under with space and plumbing for dishwasher. Belling oven/grill with four ring electric hob and stainless-steel extraction hood over. Complementary wall cabinets and recess for American style fridge/freezer. Consumer unit at high level. Door into:

SIDE PORCH: 1.26m x 5.56m (4'2" x 18'3")

A lean-to Perspex roof with glazing to one side and uPVC doors to front and back elevations accessing the rear garden and front parking area. Under stairs storage cupboard.

FIRST FLOORING LANDING:

Frosted window to side. Roof access hatch. Doors into the following:

STUDY/BEDROOM THREE: 1.86m x 1.88m (6'1" x 6'2")

Picture window to back enjoying garden and countryside views.

BEDROOM TWO: 2.93m x 3.71m (9'7" x 12'2")

Picture angled window to the back with attractive views of rolling Monmouthshire countryside. Integrated wardrobe with hanging rail, shelving and storage.

BEDROOM ONE: 2.93m x 3.73m (9'7" x 12'3")

Picture angled window to front with townscape views. Integrated wardrobe with hanging rail, shelving and storage.

BATHROOM:

Frosted window to front. A white suite comprising a low-level WC, pedestal wash basin and corner bath with Mira shower over on adjustable chrome rail. Cupboard housing Worcester gas boiler.

OUTSIDE:

Access to the property is from Hereford Road via a shared driveway, leading to two allocated parking spaces positioned directly in front of No. 40. To the back, the generous garden is chiefly laid to lawn interspaced with fruit trees, all securely enclosed by wooden fencing. A practical wooden shed is situated at the far end of the garden ideal for garden equipment and storage. Adjoining the dining room, a spacious raised sun terrace offers the perfect spot for outdoor dining and entertaining while taking in the delightful countryside views.

SERVICES:

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

DIRECTIONS:

From the town centre, go along Priory Street and turn left at the traffic lights and up the Hereford Road. Pass under the Haberdashers Monmouth School pedestrian bridge. No. 40 can be found after a short distance on the right-hand side.

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

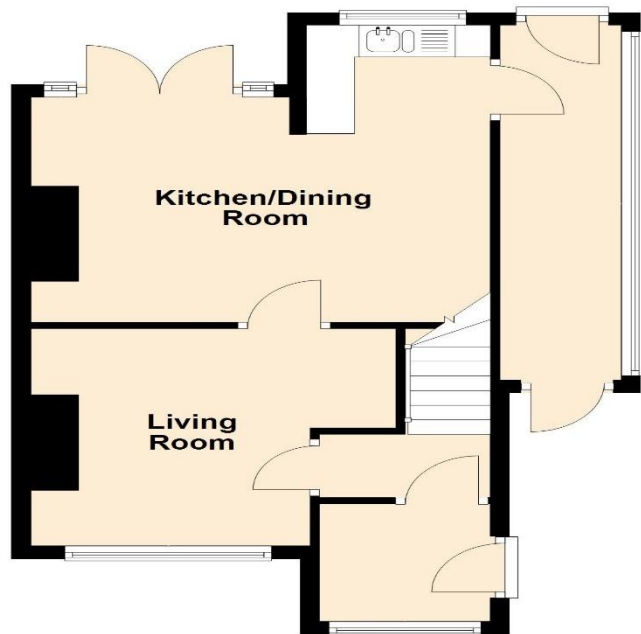
- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation 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.



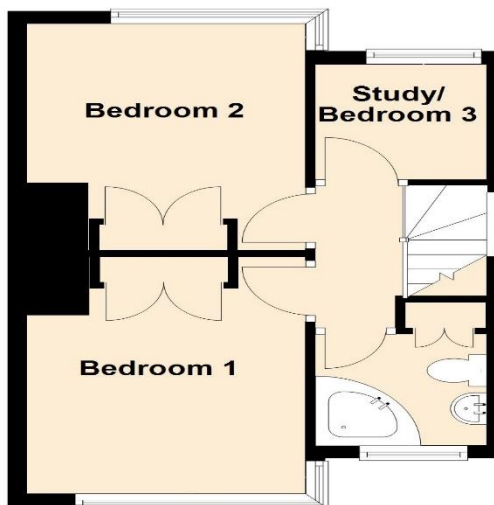




Ground Floor
Approx. 45.6 sq. metres (490.7 sq. feet)



First Floor
Approx. 32.7 sq. metres (352.1 sq. feet)



Total area: approx. 78.3 sq. metres (842.8 sq. feet)

