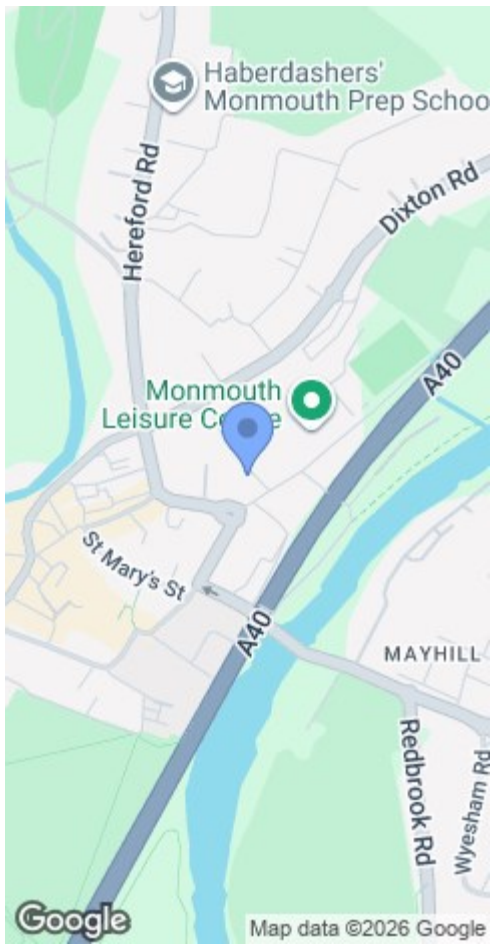
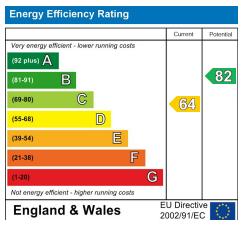
7 The Burgage Old Dixton Road
Monmouth NP25 3DJ

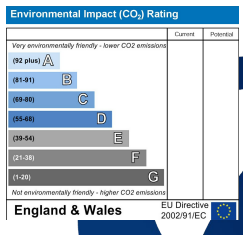
STEVE GOOCH
ESTATE AGENTS | EST 1985











MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

£195,000

An attractive TWO BEDROOM TOWN HOUSE arranged over three floors, conveniently situated on the outskirts of the historic market town of Monmouth. The property benefits from a SPACIOUS LOUNGE/DINER, kitchen, utility room, cloakroom, four-piece bathroom, enclosed courtyard garden and a GARAGE with power and lighting. Ideally suited to FIRST TIME BUYERS, with a range of local amenities and excellent road links nearby.

Monmouth is in the heart of the Wye Valley, and, as a designated area of outstanding beauty, is surrounded by magnificent countryside. As a border town, this is where Wales really begins from the viewpoint on the Kymin, a National Trust property overlooking the town, the hills around Abergavenny, Hay Bluff, and the Brecon Beacons far distant, make a superb vista.
Some of the population of just over 10,000 work locally, particularly in the many schools, but a large percentage commute to Bristol, Cardiff and Hereford.

There is excellent motorway access to the Midlands, the north, South Wales, and to the Severn Bridge and London. For the Tourist, Stratford and Avon, the Forest of Dean, Tintern Abbey and the Wye Valley, the Brecon beacons National Park and West Wales are all within easy reach.















ENTRANCE HALL
5'10 x 11'05 (1.78m x 3.48m)
Entrance door to front aspect, stairs rising to the first floor and useful understairs storage cupboard. Door through to the utility room.

UTILITY ROOM
5'09 x 11'06 (1.75m x 3.51m)
Recently fitted utility room with work surface, shelving, plumbing for washing machine and space for tumble dryer. Door and window providing access and outlook to the rear courtyard garden.

CLOAKROOM
Fitted with a pedestal wash hand basin and low-level WC.

FIRST FLOOR LANDING
Stairs rising to the second floor and door through to the lounge/diner.

LOUNGE/DINER
11'10 x 13'10 (3.61m x 4.22m)
A bright and spacious reception room enjoying a front-aspect box bay window, providing ample natural light and space for both seating and dining furniture. Former fireplace providing an attractive focal point. Open archway through to the kitchen.

KITCHEN
8'09 x 5'03 (2.67m x 1.60m)
Fitted with a range of wall and base units, work surfaces and built-in storage pantry. Space for an electric cooker and fridge/freezer. Rear-aspect window overlooking the courtyard garden.

SECOND FLOOR LANDING
Built-in shelved airing cupboard and doors leading to both bedrooms and the bathroom.

BEDROOM ONE
8'10 x 10'10 (2.69m x 3.30m)
A well-proportioned double bedroom with front-aspect window, fitted wardrobes and overhead storage cupboards. The outlook offers a glimpse towards the surrounding Monmouthshire countryside.

BEDROOM TWO
8'09 x 8'04 (2.67m x 2.54m)
A second bedroom positioned to the rear, featuring a skylight window.

BATHROOM
6'00 x 10'08 (1.83m x 3.25m)
Fitted with a four-piece suite comprising a Jacuzzi bath, separate shower cubicle with Mira shower, vanity wash hand basin with storage cupboards beneath and low-level WC. Skylight window providing natural light.

OUTSIDE

COURTYARD GARDEN
To the rear of the property is an enclosed, low-maintenance courtyard garden, featuring a paved patio area, attractive brick wall boundaries and raised ornamental flower beds. The space is ideal for outdoor seating and entertaining, with glazed double doors providing access to the garage.

GARAGE
22'03 x 10'03 (6.78m x 3.12m)
A particularly useful feature of the property is the garage, accessed via an up-and-over door to the front and double doors from the rear courtyard. The garage benefits from power and lighting and offers valuable parking, storage or potential workshop space. Street parking is also available to the front.

SERVICES
Mains - Water, Electricity, Drainage and Gas

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Welsh Water - Rates are to be confirmed

LOCAL AUTHORITY
Council Tax Band: D
Monmouthshire Council

TENURE
Freehold

VIEWINGS
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.