

Monnow Way

guide price £200,000 - £210,000

- Spacious Open-Plan Lounge & Dining Room
- Modern Fitted Kitchen with Ample Storage
- Contemporary Family Bathroom
- Useful Loft Storage Space Accessed via Fixed Staircase
- Private Enclosed Rear Garden
- Sought-After Location Close to Schools, Shops & Transport Links
- EPC Rating: D



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Pinkmove

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About the property

This beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal choice for first-time buyers and growing families alike.

The property welcomes you through a bright entrance hall leading to an impressive open-plan lounge and dining area, perfect for both everyday living and entertaining. Large windows flood the space with natural light, creating a warm and inviting atmosphere. The modern fitted kitchen provides ample worktop and storage space, catering perfectly to the demands of modern family life.

To the first floor are three well-proportioned bedrooms and a contemporary family bathroom, finished to a high standard. A particular highlight is the useful loft space, providing valuable additional storage and accessed via a fixed staircase.

Outside, the property benefits from a private rear garden, ideal for outdoor dining, entertaining guests or simply relaxing during the warmer months. The garden also provides a secure space for children and pets to enjoy.

Situated in a highly sought-after location, the property is conveniently positioned close to well-regarded schools, local shops and a range of everyday amenities. Excellent transport links are also nearby, making commuting to surrounding areas straightforward.

Combining generous living space, modern features and a desirable location, this fantastic home must be viewed to be fully appreciated.

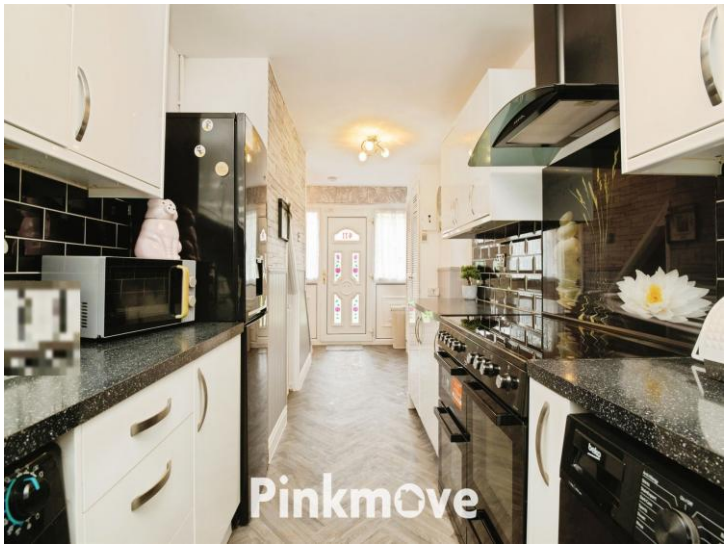




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Accommodation

Kitchen
23' x 10' 1" (7.01m x 3.07m)

Living Room

22' 8" x 11' 1" (6.91m x 3.38m)

Dining Room

14' 2" x 10' 1" (4.32m x 3.07m)

Bedroom 1

11' 1" x 10' (3.38m x 3.05m)
Max Measurements

Bedroom 2

13' 1" x 9' 8" (3.99m x 2.95m)
Max Measurements

Bedroom 3

10' 10" x 6' 11" (3.30m x 2.11m)
Max Measurements

Loft Space
18' 8" x 9' 11" (5.69m x 3.02m)

Agent Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agent Note:

We understand the property is of Wimpey No-Fines (WIS) construction. The vendor has advised that an external wall insulation and render system has subsequently been fitted to the property. Interested parties should make their own enquiries regarding mortgage lending requirements and satisfy themselves as to the suitability of the construction and any improvement works carried out.

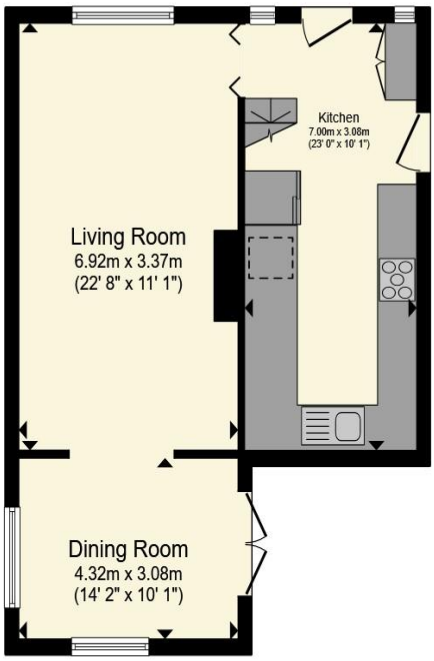
Agent Note:

There is a leasehold title associated with the property for the airspace (solar panels). The lease is 25 years and 6 months from and including 25 November 2011. Your conveyancer can make enquiries on your behalf.

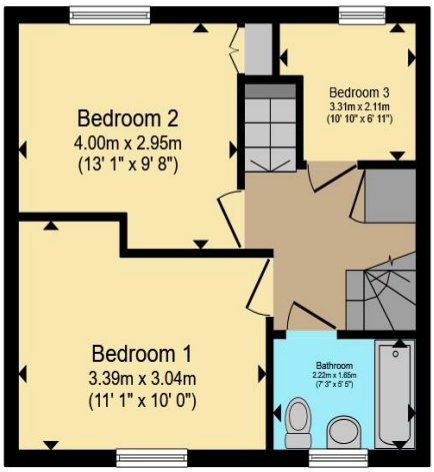
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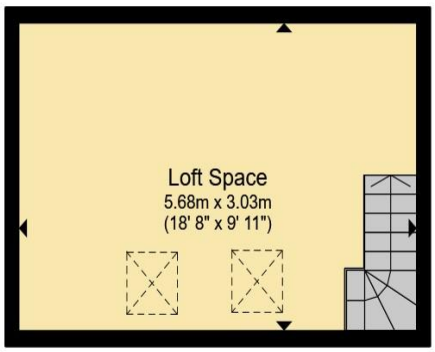
Floorplan



Ground Floor



First Floor



Second Floor

Total floor area 102.4 sq.m. (1,102 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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