



**7 Elstob Way, Monmouth, NP25 5ET**

Three Bedroom Detached Property.

Guide Price of  
**£320,000**



# 7 Elstob Way, Monmouth, NP25 5ET

## Overview

- Detached Property
- Three Bedrooms
- Two Reception Rooms
- Utility Room
- Ground Floor Shower Room
- Conservatory
- First Floor Bathroom
- Enclosed Rear Garden
- Double Glazing Throughout
- Popular Residential Area
- Driveway Providing Parking



A well-presented three-bedroom detached property on the outskirts of Monmouth Town.

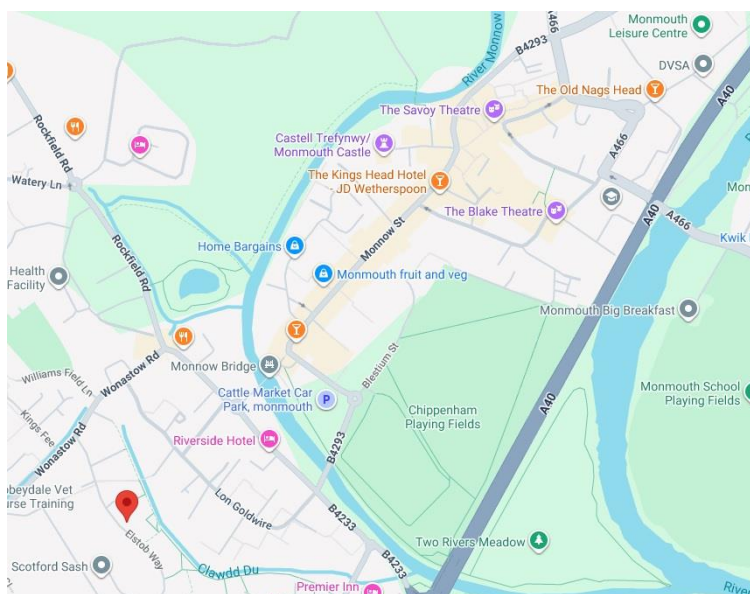


Located in a sought after location close to Monmouth town centre, this spacious Three Bedroomed Detached House offers accommodation comprising: Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Ground Floor Shower Room, Conservatory, Three Bedrooms and Bathroom to the first floor, The property benefits from Gas Central Heating and Upvc Double Glazing



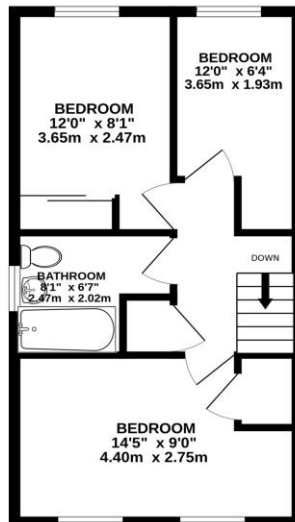
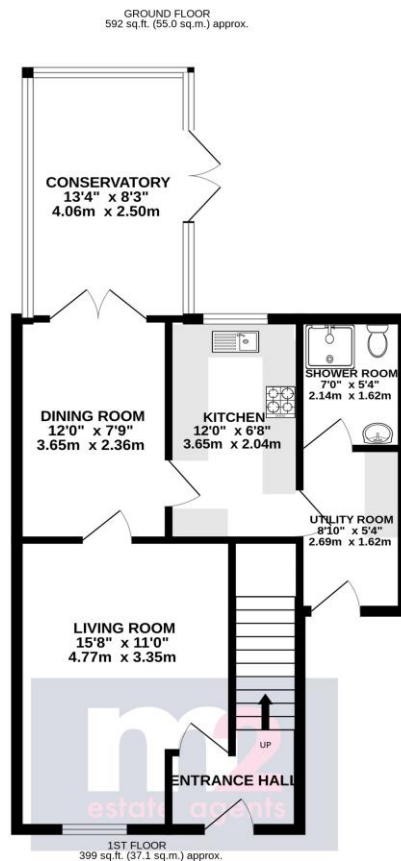


To the outside at the front there is a garden area laid to slate with occasional shrubs, driveway to one side offering parking for two small cars. At the rear there is a good size enclosed garden which is extremely private. Early Viewing is strongly recommended.



## Location

Located approximately just 0.6 miles from Monmouth Town, this property is in a superb position within short distance to local amenities. The charming market town of Monmouth with amazing history with well-regarded schooling, independent shops, cafes, and restaurants as well as popular retailers such as Marks & Spencer and Waitrose. The ever-popular Blake Theatre. Well-connected to the A40, the property allows for easy commuting with fantastic road links, yet is perfectly situated for rural living, with picturesque countryside surrounding and scenic walks.



TOTAL FLOOR AREA : 991 sq.ft. (92.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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