



**3 Mary de Bohun Close, Monmouth. NP25
5UB
£230,000
Tenure Freehold**

- SPACIOUS SEMI DETACHED PROPERTY
- IDEAL PURCHASE FOR FIRST TIME BUYER
- CONVENIENT LOCATION
- ENTRANCE HALL
- GOOD SIZE LOUNGE
- KITCHEN OPENING TO DINING AREA
- 2 BEDROOMS
- SHOWER ROOM
- PARKING TO FRONT & ENCLOSED REAR GARDEN
- NO CHAIN

Situated to the south of Monmouth, this generous two-bedroom semi-detached property offers an ideal purchase for a first-time buyer. The property lies within easy access of the dual carriageways A449, A40 and the town centre, with accommodation described as follows:

An entrance hall with stairs to the first floor. A good-sized full-width lounge overlooks the rear garden with under-stairs storage cupboard.

The spacious kitchen/diner is fitted with a range of storage units, having a peninsula breakfast bar opening to the dining area.

To the first floor: A landing leads to two double bedrooms and a refitted contemporary shower room.

Outside: To the front: A concrete driveway and vehicle hardstanding extend to the side access. To the rear: A patio area leads on to a garden laid to lawn, having bordering flowerbeds, enclosed by walling and fencing.

Services:

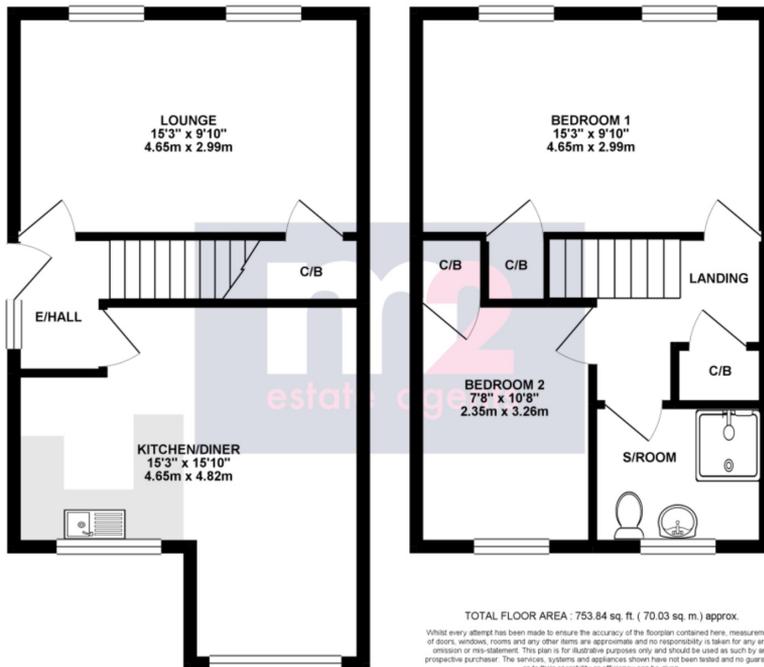
Council Tax Band:

C

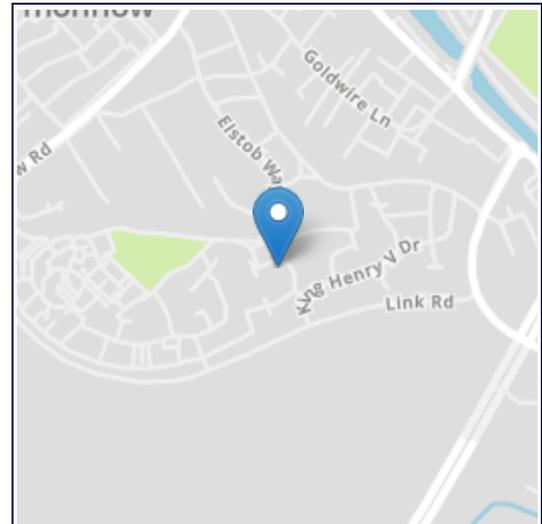


GROUND FLOOR 396.29 sq. ft.
(36.82 sq. m.)

1ST FLOOR 357.55 sq. ft.
(33.22 sq. m.)



TOTAL FLOOR AREA: 753.84 sq. ft. (70.03 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	90
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		77
	EU Directive 2002/91/EC	

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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I/We acknowledge that I/we have read and understand your terms letter and that these property (3 Mary de Bohun Close, Monmouth, NP25 5UB) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____