



ROSCOE · ROGERS · KNIGHT  
*Town and country properties*

## 23 High Meadow, Monmouth



This well maintained two-bedroom end of terrace property perfect for both investors and first time buyers, is ideally located near the town centre of Monmouth. Benefiting from a spacious enclosed rear garden and off-road parking for two vehicles. No onward chain.

**Asking price of £195,000**



Brick construction with double glazed wooden framed and uPVC windows and doors set under a pitched tiled roof. Internal features include wooden panelled doors, moulded architraves and a combination of carpeted and laminate flooring. A gas fired central heating system provides domestic hot water and heating to radiators throughout.

**The property is approached from the front garden under a feature portico entrance and through a part glazed wooden panelled door into:**

**INNER HALLWAY:**

Cloaks cupboard housing consumer unit, shelving and storage. Door into:

**LIVING ROOM: 4.31m x 3.73m (14'2" x 12'3")**

Dual aspect windows and external door to back accessing raised patio and rear garden. Turning staircase with ranch style balustrading, square newel posts and wooden handrail up to first floor landing. Door into:

**KITCHEN: 1.65m x 3.19m (5'5" x 10'6") (Max)**

Window to front. "L-shaped" laminate worktop with uprights inset stainless steel sink and four ring electric hob. Wooden panelled cupboards and drawers set under with integrated oven and space and plumbing for washing machine/tumble dryer. Complementary wall cabinet and space for fridge/freezer. Wall mounted gas boiler.

**FIRST FLOOR LANDING:**

Roof access hatch. Doors into the following:

**FAMILY BATHROOM:**

Window to front. White suite comprising a low level W.C, pedestal wash basin and bath with mixer tap and shower head over on adjustable chrome rail.

**BEDROOM TWO: 2.03m x 2.29m (6'8" x 7'6")**

Window to front.

**BEDROOM ONE: 3.14m (max) x 2.72m (10'4" x 8'11")**

Window to front with garden views. Integrated wardrobe with hanging rail, shelving and ample storage. Deep recessed cupboard with full height wooden slatted shelving.

**OUTSIDE:**

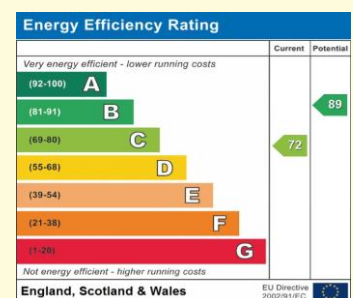
To the front a level lawned area and parking for two vehicles. The enclosed low maintenance rear garden features a raised patio area with seating and the foundations for a vegetable growing area.

**SERVICES:**

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

**DIRECTIONS:**

From our Monmouth office head north on Priory St/B4293 towards White Swan Court, continue onto Dixton Road/A466. At Dixton Roundabout, take the 3rd exit onto A40. Turn left onto Wye Bridge/A466 and continue to follow A466. At the roundabout, continue straight onto A4136. At the roundabout, take the 3rd exit onto Wyesham Road. Continue up the hill and take the second left hand turn into Justin's Hill. Follow the road around and take the second right turn onto High Meadow and the property can be found on the left after a short distance.



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**Roscoe Rogers and 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.

