



53 CORNPOPPY AVENUE

MONMOUTH | MONMOUTHSHIRE



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53 CORNPOPPY AVENUE IS A TERRACED, TWO-BEDROOM PROPERTY LOCATED IN THE HIGHLY DESIRABLE ROCKFIELD ESTATE ON THE EDGE OF MONMOUTH TOWN CENTRE WITHIN WALKING DISTANCE TO THE HISTORIC TOWN AND SCHOOLS OF MONMOUTH. THE PROPERTY BENEFITS FROM A DETACHED GARAGE AND OFF-ROAD PARKING AND AN ENCLOSED REAR GARDEN.

- Two bedroom terraced property •
- Low maintenance enclosed rear garden •
- Detached garage and off-road parking •
- Walking distance to local amenities which Monmouth town has to offer •
- Perfect first home or investment opportunity •
 - Cul-de-sac location •
 - Offered with no onward chain •

DISTANCES FROM 53 CORNPOPPY AVENUE

Monmouth 1.1 miles • Raglan 8.9 miles • Ross on Wye 13.9 miles

Usk 13.9 miles • Chepstow 17.7 miles • Abergavenny 17.8 miles •

Hereford 21.7 miles • Bristol 33.8 miles • Cardiff 36.3 miles • London 132.4 miles

Bristol Airport 50.9 miles • Cardiff Airport 51.4 miles

Birmingham Airport 78.4 miles • Abergavenny Train Station 16.8 miles • Chepstow

Train Station 17.7 miles • Bristol Parkway Station 29.2 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

The Rockfield estate is a popular well regarded housing estate located on the edge of Monmouth. It is within walking distance of Monmouth town. The town boasts excellent schools including Haberdashers independent boys and girls school, Llangattock School Monmouth with Montessori Nursery, and recently rebuilt state of the art Monmouth Comprehensive School. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities. The River Wye flows through Monmouth and is a popular tourist attraction offering canoeing, kayaking and rowing. Excellent road connections exist at Monmouth, with the nearby A40 / A449 providing access to the M4 / M50 and M5. Raglan village is located just over 8 miles from the property, and the village offers a number of local amenities, including village shop, butchers, doctors surgery, pharmacy, post office, public houses and the highly regarded Beaufort Hotel & Brasserie. Raglan also benefits from a modern Primary School. An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal are all easily accessible.

THE PROPERTY

53 Cornpoppy Avenue is a delightful two bedroom family home. There is scope to be able to make improvements allowing the new owners to put their own stamp on the property.

Step into the entrance porch, a practical space for hanging coats or storing shoes. Doors lead off to the sitting room and downstairs w.c.

The sitting room is a delightful space. A coal effect electric fireplace makes an attractive focal point. The sitting room is overlooked by the front garden, making this room extremely light and airy.

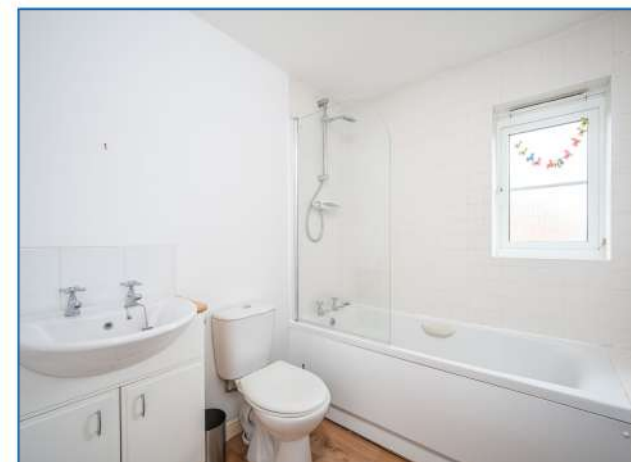
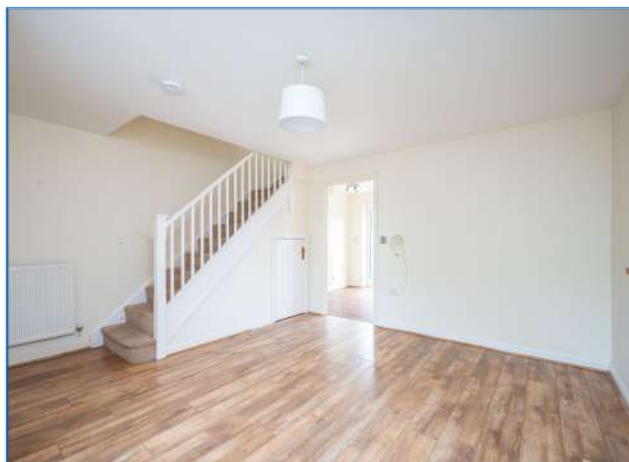
A door leads into the kitchen diner. The kitchen comprises of wall and base units with space for a washing machine and fridge freezer. Set in to the work top is a ceramic sink with mixer tap situated underneath a window overlooking the rear garden. There is also space for a good sized table. Patio doors lead out to the rear garden.

Stairs from the sitting room lead up to the first floor landing. There are two bedrooms and a family bathroom on the first floor.

The principal bedroom is a large double room with a window overlooking the front garden.

Bedroom 2 is a double room with a view over the rear garden.

The family bathroom has a white suite comprising of a bath with shower above, close coupled w.c, a pedestal wash hand basin and a chrome heated towel rail.



OUTSIDE

The property is set back from the road. A path leads to the front of the property flanked by chippings and a small grassed area.

The rear garden is low maintenance and mainly laid with grass. The patio area is the ideal space for entertaining guests and al-fresco dining during the warmer months. The garden is enclosed with fencing.

A garage is located at the side of the property and benefits from a space for off-road parking. The garage is the perfect space for parking, further storage or a workshop and can be accessed via the road.

KEY INFORMATION

Services: Mains electricity, gas, water and drainage.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: D

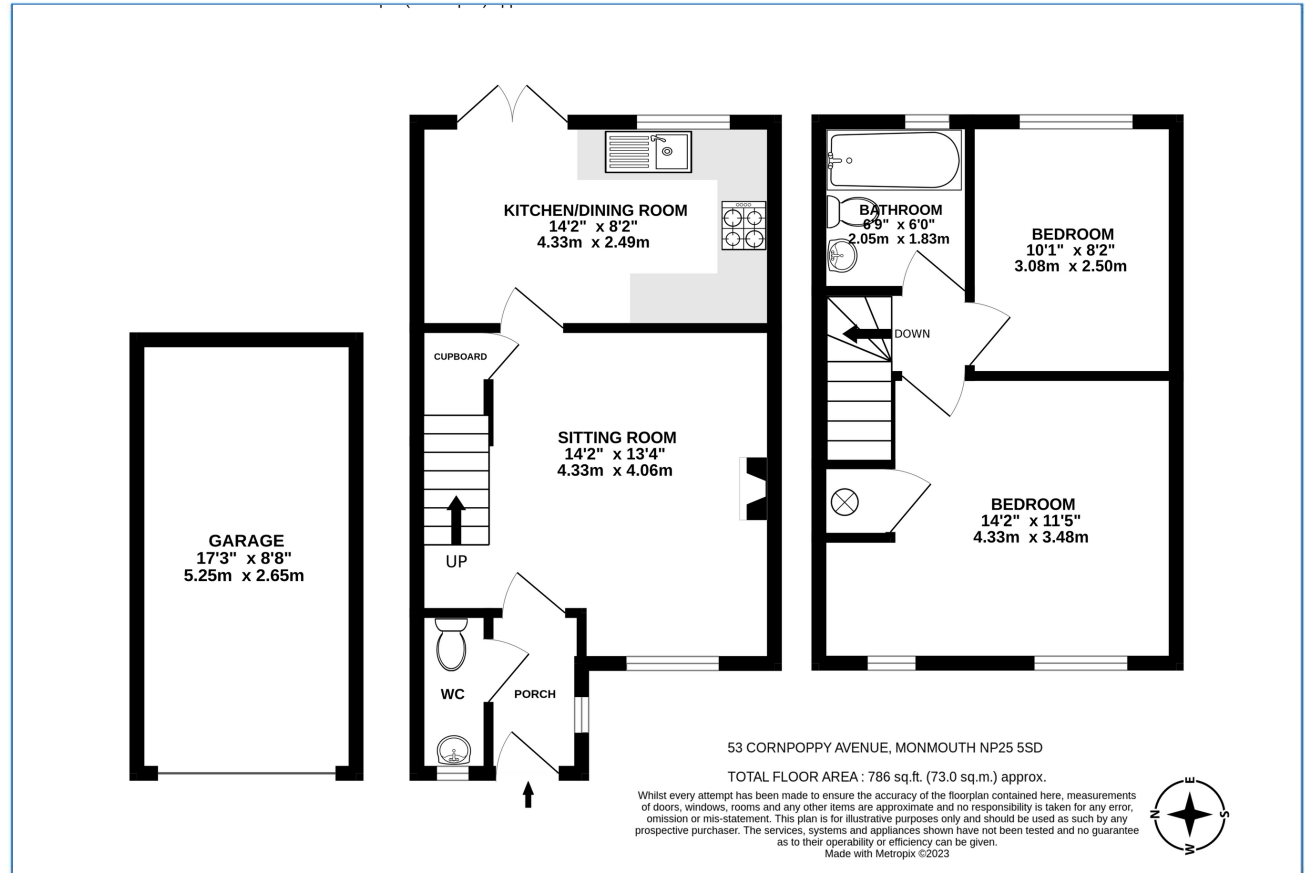
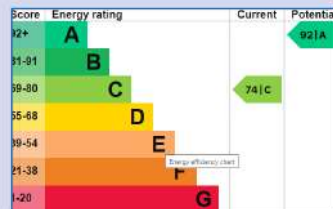
Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From Monmouth Town Centre proceed to the bottom of town and over the bridge, turning right. Go straight over the next two roundabouts. Turn left at the next roundabout onto Watery Lane. Take the second right past the contraflow, signposted Cornpoppy Avenue, the property will be found shortly on your left hand side. There will be a Powells For Sale board.

Postcode: NP25 5SD

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