



# Ridgeway

24 Duchess Road, Osbaston,  
Monmouth, Monmouthshire NP25 3HT

A detached four bedroom property which requires extensive renovation throughout, situated in the highly sought after area of Osbaston.

- Detached four bedroom family home •
- Three reception rooms • Corner plot •
- Lawned front and rear garden •
- Garage and off-road parking •



[www.powellsrural.co.uk](http://www.powellsrural.co.uk)





# Ridgeway

24 Duchess Road, Osbaston, Monmouth, Monmouthshire NP25 3HT

Ridgeway is a detached four bedroom property, and which boasts a corner plot. Being deceptively spacious inside, the property requires extensive renovation throughout.

Monmouth - 1.3 miles

Raglan - 9.8 miles

Hereford - 17.7 miles

Newport - 26.9 miles

Cardiff - 37.8 miles

Bristol - 47.6 miles

## Location & Situation

Ridgeway enjoys an excellent location in the sought after area of Osbaston. Within walking distance to Osbaston Church in Wales School this property would make a fantastic family home. It also boasts fantastic links to the larger centres of Newport / Cardiff / Bristol / London via the M4 which can be accessed via the A40 at Monmouth, just 1.3 miles away from Monmouth.

Monmouth boasts excellent schools including Haberdashers Independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and 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.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.



## Description

Step inside Ridgeway to an inner hallway, offering plenty of space for hanging coats and storing shoes.

Various doors lead off from the hallway. Both the living room and study have front aspect views.

Walk through the dining room, into the kitchen which both have access to the rear garden. The kitchen has space for several appliances such as cooker, dishwasher and fridge. It also has a pantry style cupboard, conveniently situated under the stairs..

There is also a utility room, cloakroom and under stairs cupboard on the ground floor.

The property has two staircases. The staircase on the left-hand side of the property provides access to a principal bedroom, with a storage cupboard. There is also a separate shower room with w.c., and wash hand basin.

The second staircase takes you up to two further double bedrooms, a single bedroom, and a family bathroom. There are also two storage cupboards on the landing.



## Outside

Outside there is a driveway sloping downwards away from the garage. The front garden is mostly laid to lawn. There are steps and a handrail that lead from the pavements to the front door of the property.

A gate leads to the rear garden. Steps with a handrail lead up to the garden, mostly laid to lawn. The garden requires some maintenance but could be beautiful again with some tender loving care. The garden is bordered with mature hedging and fencing.

## Council Tax Band

Band G.

## Local Authority

Monmouthshire County Council. Telephone 01633 644644.



## Tenure

Freehold.

## Services

Ridgeway benefits from gas central heating, mains electric, mains water and mains drainage.

## Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to in these particulars.



## Viewings

Strictly by appointment with the selling agent.

## Sale Method

The Property is offered for sale by Private Treaty.

## Directions

From Dixon roundabout in Monmouth, take the exit named Dixon Road. Proceed along this road until reaching the traffic lights. At the traffic lights turn right, after a short distance, take the left hand turning signposted 'Osbaston'. Carry on down the hill, passing Osbaston Church in Wales Primary School. Take the second turning on your right hand side, signed posted 'St Marys Road' and then the next tuning Right for 'Duchess Road'. The property will be found after a short distance on your right hand side.

Postcode: NP25 3HT

 ushering.enhanced.blues



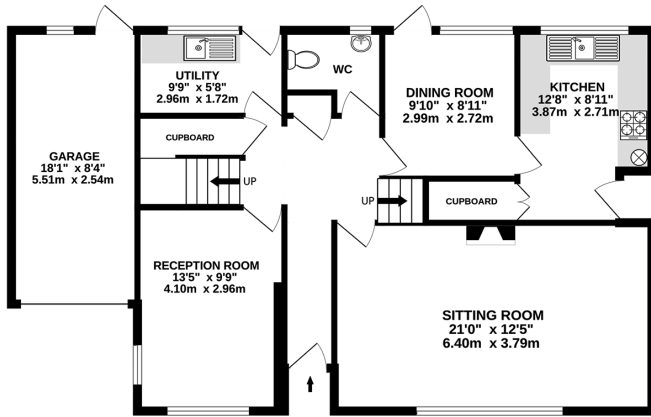


# Ridgeway

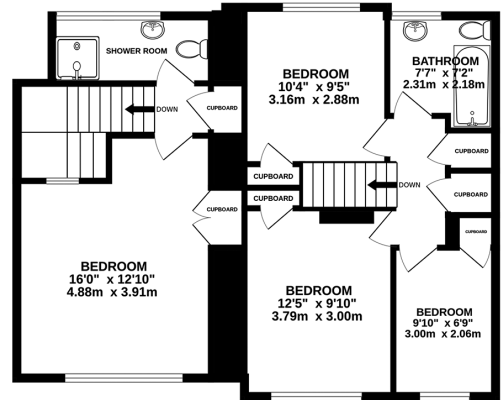
24 Duchess Road, Osbaston, Monmouth, Monmouthshire NP25 3HT

## Floorplan

GROUND FLOOR  
978 sq.ft. (90.9 sq.m.) approx.



1ST FLOOR  
736 sq.ft. (68.4 sq.m.) approx.



24 DUCHESS ROAD, OSBASTON, MONMOUTH, NP25 3HT

TOTAL FLOOR AREA: 1714 sq.ft. (159.3 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.  
 Made with Metroplex ©2023

## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Singleton Court Business Park, Wonastow Road, Monmouth NP25 5JA  
 T 01600 714140 E enquiries@powellsrural.co.uk W www.powellsrural.co.uk

### Important Notice

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of agents or vendor(s). Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection and their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared September 2023.