



## Victoria Cottage

41 Drybridge Street, Monmouth,  
Monmouthshire NP25 5AD

A superb opportunity to acquire a quaint, Grade II Listed terraced cottage within walking distance to Monmouth town.

- Terraced two bedroom cottage • Within walking distance to Monmouth town •
- Enclosed rear garden laid to lawn with mature shrubs •
- Potential to extend subject to planning permission •
- Offered with no onward chain •



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Victoria Cottage is a two bedroom cottage situated on the enviable Drybridge Street just a stones throw from Monnow Bridge and Monmouth town centre. There is scope to make improvements allowing the new owners to add their own design and flair to the property over time.

The property is within close proximity to many of the local amenities that Monmouth town has to offer. The property benefits from a lawned private rear garden. It must be viewed to be fully appreciated.



## Location & Situation

Victoria Cottage is within walking distance of Monmouth town centre. There are excellent connections to the main road network as you are able to access the A40 in minutes.

The town boasts excellent schools including Haberdashers independent boys and girls schools, 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.

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 and Chepstow Castle are all easily accessible.

## Approximate distances from Victoria Cottage

• Ross-on-Wye	13.4 miles
• Chepstow	16 miles
• Abergavenny	17 miles
• Hereford	21 miles
• Bristol	34 miles
• Cardiff	38 miles
• Bath	58 miles
• Bristol Airport	50 miles
• Cardiff Airport	50 miles
• Birmingham Airport	78 miles
• Lydney Train Station	5 miles
• Abergavenny Train Station	16 miles
• Bristol Parkway Train Station	28 miles

## Victoria Cottage Residence

Open the front door, in to the sitting room. The tiled flooring is throughout most of downstairs. A window looks out to the front aspect of the property. There is a cupboard under the stairs, utilised for storage.

Step up into the dining room which leads to the kitchen. The kitchen has been upgraded by the current vendors and comprises of cream wall and base units with an integral oven, hob and induction fan. There is space for a washing machine, dishwasher and fridge freezer.

Patio doors lead out to the rear garden, perfect for al-fresco dining during the summer months.

There is a cupboard in the kitchen which houses the boiler.

From the kitchen a door leads to the downstairs cloakroom with a w.c, wash hand basin and chrome towel rail.

Upstairs, there are 2 bedrooms.

The principal bedroom is a double room which has a window overlooking the rear garden.

Bedroom 2 is also a double bedroom with a view to the front aspect.

The bathroom comprises of a white suite to include a bath with electric shower above, w.c. and wash hand basin.



## Local Authority

Monmouthshire County Council – Tel 01633 644644

The property is classified as Band D for Council Tax.

## 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 these particulars.

## Sale Method

The property is offered for sale by Private Treaty.

## Directions

From the town centre take the B4293 and cross the bridge. Turn right onto Cinderhill Street. Continue, crossing the roundabout and zebra crossing and the property will be on the right, next door to The Jewel Balti Indian Restaurant.

## Viewings

Strictly by appointment with Powells – 01600 714140.



## Outside

The large rear garden is mostly laid to lawn and enclosed with fencing either side, making it very private and a safe haven for pets. The garden measures approximately 25 metres in length and is a blank canvas for any purchaser.

## Services

Victoria Cottage benefits from mains gas, mains water, mains electric and mains drainage.

## Fixtures & Fittings

All fixtures and fittings in Victoria Cottage are excluded from the sale but may be available by separate negotiation.

## Tenure

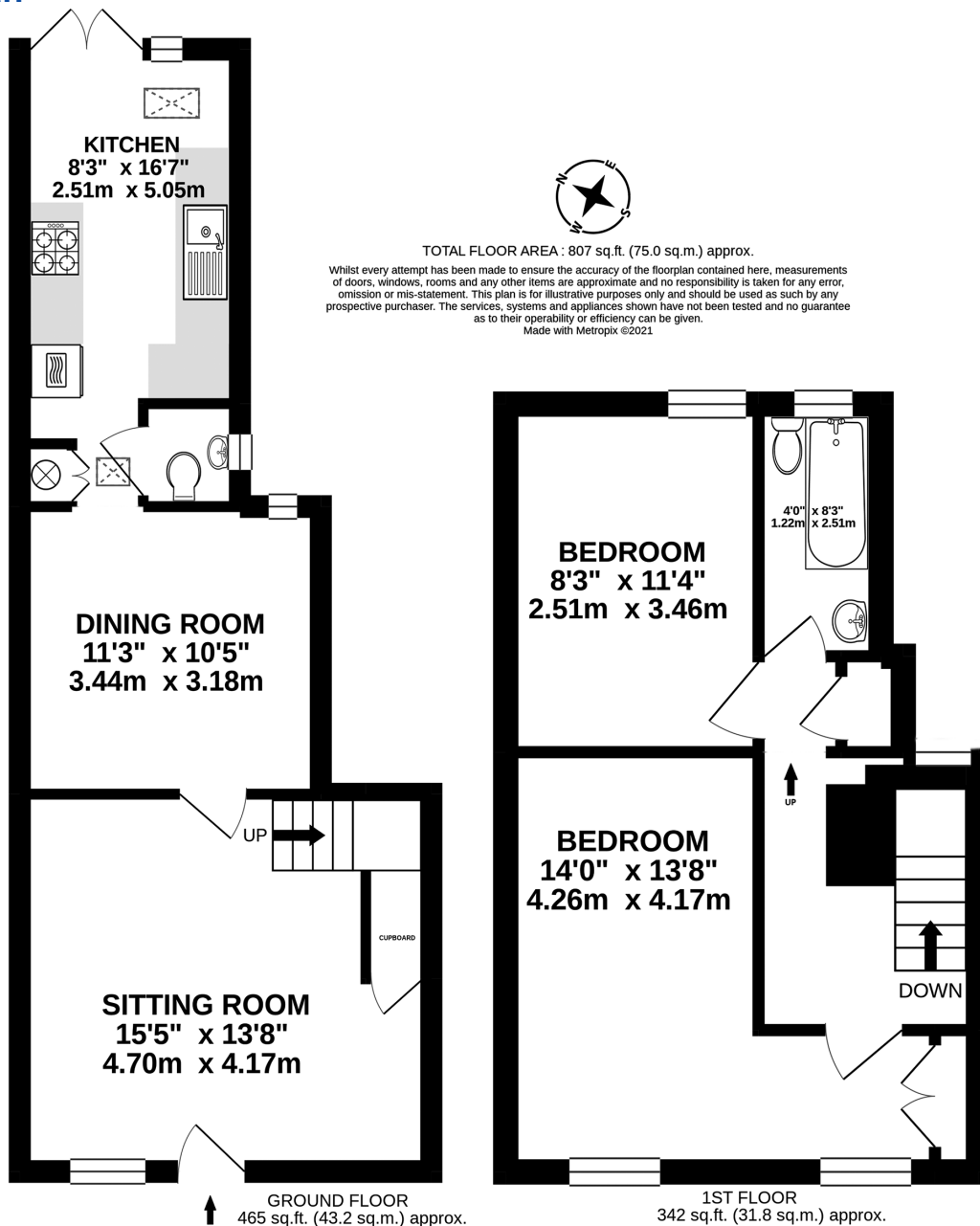
Freehold with vacant possession upon completion.



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## Floorplan



**POWELLS**  
CHARTERED SURVEYORS • LAND & ESTATE AGENTS

Singleton Court Business Park, Monmouth, NP25 5JA

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