



91 Hereford Road Monmouth Monmouthshire, NP25 3GE

A period property with self-contained one bedroom Annexe situated in a desirable location on the outskirts of Monmouth.

- Semi-detached three bedroom property on outskirts of Monmouth •
- Self-contained one bedroom Annexe •
- In need of some modernisation • Front and rear gardens •
- Stunning views over surrounding countryside to rear •



91 Hereford Road, Monmouth, Monmouthshire, NP25 3GE

91 Hereford Road forms a very desirable semi-detached property, situated on the outskirts of the border town of Monmouth. There is good access to the major road networks of M50/M4/M5.

The property comprises a period semi-detached three bedroom town house, with attached self-contained one bedroom Annexe.

With potential for modernisation and improvement, and the Annexe providing flexibility for integration into the main property or accommodation for an elderly relative, 91 Hereford Road is an attractive edge of town package.

The property benefits from stunning views over the surrounding countryside from the rear garden and Annexe.

Monmouth – 1 mile • Abergavenny – 18 miles
Newport – 25 miles • Bristol – 46 miles

Location & Situation

91 Hereford Road enjoys a convenient and accessible location on the outskirts of the popular border town of Monmouth. The town boasts excellent schools, especially Haberdashers Private School for Boys and Girls, and an up-market traditional shopping street, along with boutique shops, Waitrose supermarket, M&S Food Store and an extensive range of recreational and leisure facilities/clubs.

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 and Brecon Beacons National Park located to the north of Abergavenny. The quaint Wye Valley villages of Trellech and Tintern are popular villages for residents or tourists to explore in the area.



The Property

The period semi-detached house is approached from a tarmac driveway off Hereford Road.

The existing accommodation is set out over three floors;

Entrance Porch (1.19 x 3.43) with external entrance door and door opening into;

Entrance Hallway (1.36 x 3.51) parquet flooring, feature coving and picture rail, opening to;

Sitting Room (4.26 x 3.44) parquet flooring, feature fireplace with tiled hearth, inset area beneath stairs, under stairs storage, doorway to;



Kitchen (3.21 x 4.30) matching wall and base units, tiled flooring, boiler for main property, space for washing machine, cooker and under counter fridge;

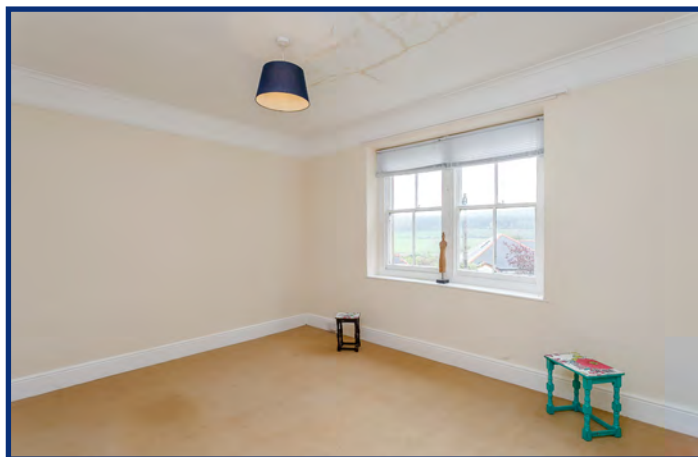
The first floor accommodation is accessed from a staircase located in the front Entrance Hallway, leading to a good sized landing.

Bedroom 1 (3.04 x 3.84) good sized double, feature picture rail, door to dressing room (1.28 x 0.91);

Bedroom 2 (2.79 x 3.40) good sized double, feature picture rail;

The second floor accommodation is accessed from a narrow staircase from the first floor landing.

Bedroom 3 Good sized double, built in cupboard, feature coving.



The Annexe

To the North elevation of the main house there is an attached self-contained Annexe. This offers a prospective purchaser flexibility to accommodate an elderly relative, create work from home offices, or to integrate the square footage into the main house.

The Annexe is set over one floor and comprises;

Entrance Hallway (2.01 x 2.77) wooden flooring, built in cupboard, access to rest of accommodation;

Bedroom (3.51 x 5.52) wooden flooring, feature fireplace with tiled hearth, French doors to;

Garden Room (2.62 x 2.16) tiled flooring, windows enjoying views to rear of property, side door to rear patio;

Shower Room (2.20 x 2.16) linoleum flooring, WC, basin, shower cubicle, cupboard housing boiler for Annexe;

Sitting Room (3.68 x 4.97) wooden flooring, feature fireplace with decorative tiled hearth and original stove, sliding door to rear patio, steps down to;

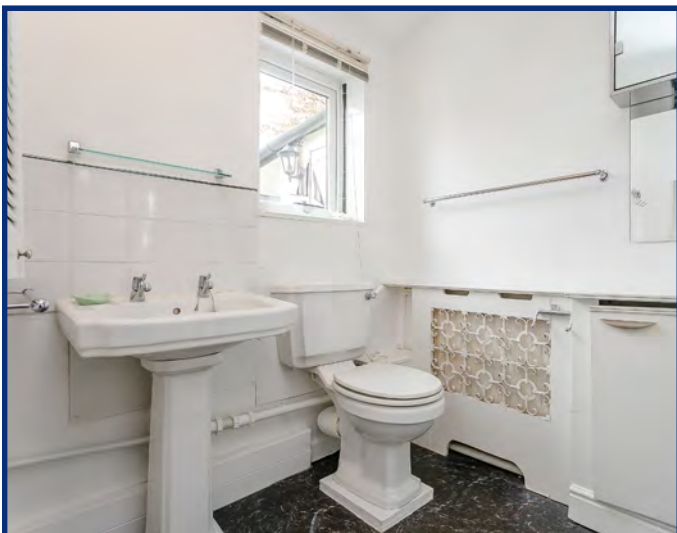
Kitchen (1.72 x 4.53) galley style kitchen set over two levels. Linoleum flooring, matching wall and base units, space for cooker, washing machine & fridge/freezer, windows enjoying views over garden and countryside.



Gardens

91 Hereford Road is entered by a tarmadam driveway with parking for several vehicles. To the front of both properties is a concrete and paved patio area. A path from here leads around the front gardens, which are elevated from the roadside. The front gardens are mainly laid to lawn with a number of mature shrubs.

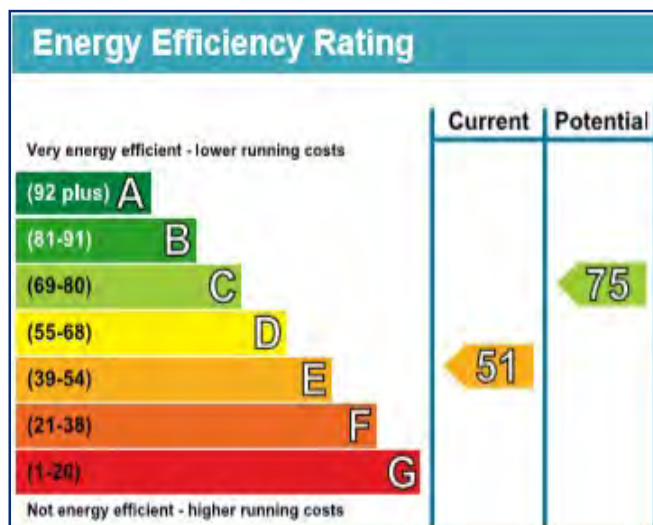
A side gate to the right of the Annexe leads to the gardens, which are predominantly West facing. The gardens are of a good size and currently comprise of a variety of lawned areas, planted borders and seating terraces. There is also a raised pond. The gardens enjoy a stunning position with views over the surrounding countryside, extending towards the black mountains.



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Energy Performance Certificate Rating

91 Hereford Road:



Services

Mains gas to both 91 Hereford Road and the Annexe. Mains water, mains electricity, mains drainage.

Tenure

Freehold with vacant possession upon completion.

Local Authority

Monmouthshire County Council.
91 Hereford Road: Band C, 91A Hereford Road: Band D

Wayleaves, Easements & Rights of Way

The property will be sold subject to, and with the benefit of, all existing Wayleaves, Easements and any Public and Private Rights of Way, that currently exist, whether these are specifically referred to in these particulars or not.

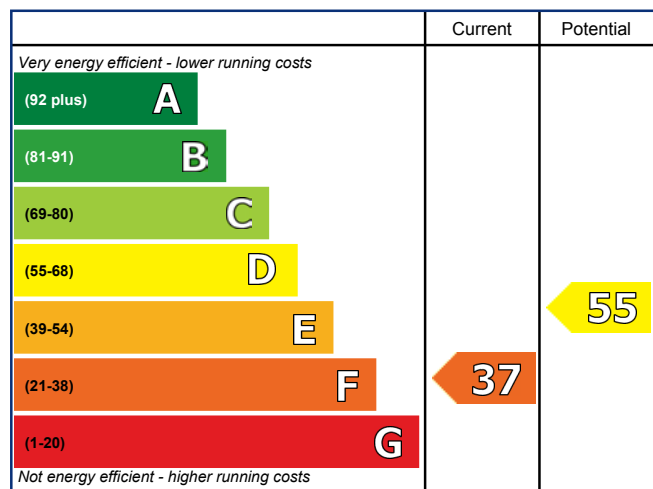
Directions

From Monmouth town centre take the Hereford Road and continue uphill until the road starts levelling out. The property will be found on your left hand side just after The Royal Oak.

Viewings

Viewings are strictly by appointment with the Selling Agents.
Please contact Powells: 01600 714140

The Annexe



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