



ROSCOE · ROGERS · KNIGHT
Town and country properties

26 Patterson Way, Monmouth



This pretty 3 bedroomed semi-detached modern house is set in a quiet cul de sac in the first phase of the Rockfield development within easy reach of the town centre. Well-built and maintained it has an attractive mature garden with sun terrace, private drive and attached single garage. Ideal investment property.

Constructed in red-face brickwork with inset low maintenance uPVC windows and doors, fascias, barge boards and gutters. Gas fired central heating with radiators throughout as well as panelled internal doors with chrome handles. All main services connected.

Price £218,000



The front entrance is through a part glazed door into;

LOBBY:

Consumer unit at high level and stairs to first floor with wall mounted wooden handrail. Doors into:

SITTING ROOM: 4.85m into bay x 3.44m (15'11" into bay x 11'3")

Bay-window to front. Travertine fireplace with inset coal effect gas fire with rosewood surround on raised hearth. Door into:

KITCHEN/DINER:

Window and French doors out to sun terrace and garden. U-shaped laminated worktops with inset 1 1/2 bowl stainless steel drainer sink and four ring gas hob with extractor hood over. Cupboards and drawers set under with space for fridge and plumbing for washing machine. Matching wall units and tall unit with Zanussi double oven. Useful under-stairs cupboard.

From Lobby up stairs with winders to:

FIRST FLOOR GALLERIED LANDING:

With turned balustrades and handrail. Roof access trap, airing cupboard housing hot water cylinder. Doors into the following:

BEDROOM 3: 2.67m x 1.96m (8'9" x 6'5")

Window to back overlooking the garden.

MASTER BEDROOM: 3.96m x 2.39m (13'0" x 7'10")

Window to back overlooking the garden. Double doors into protruding wardrobe with shelf and hanging rail.

BEDROOM 2: 3.38m x 2.38m (11'1" x 7'10")

Window to front.

FAMILY BATHROOM:

Window to front with frosted glass. White suite comprising of low level WC, basin and pedestal with mirrored bathroom cabinet over. Panelled bath with folding glass shower screen, Mira electric shower and adjustable head on rail. Ceramic tiling on three sides.

OUTSIDE:

To the front is a small pebbled area with mature shrubs adjacent to the private tarmac driveway to the side with parking for at least two cars giving access to the:

ATTACHED SINGLE GARAGE: 5.09m x 2.78m (16'8" x 9'1")

Constructed in red brickwork to match with concrete floor, up and over door to front and part glazed personal door to garden.

GARDEN:

The main garden at the back is set around the garage and enclosed by a close boarded fence. Part is laid to lawn with planted borders and a large raised flower bed and there is a full width paved sun terrace set against the house with a gate leading out to the drive.

SERVICES:

Metered mains water, electric, gas and drainage. EPC Rating C, Council tax band E.

DIRECTIONS:

From our office go down Monnow Street and over the new Monnow Bridge turning right at the traffic lights. Go directly across the next three roundabouts and at the next roundabout take the first exit left and Patterson Way is the first turning on your left. Follow the road around to the right into the cul de sac and the property is the fourth on your right.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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- 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.

