



32 RUSHEY MEADOW

Monmouth, NP25 5BT



32 Rushey Meadow

Monmouth, NP25 5BT

Popular Location on the Rockfield Estate
Two Bedrooms
Modern Kitchen
Southeast Facing Garden
Rear Access to Garden
Two Car Parking Spaces
Within Walking Distance of Town
Ideal Investment Property
Estimated Rental Income, (February 2026) - £925 - £975 PCM

GUIDE PRICE
£215,000

87 Monnow Street, Monmouth
Monmouthshire, NP25 3EW
monmouth@david-james.co.uk
Tel 01600 712916
www.david-james.co.uk

DESCRIPTION

An ideal purchase for a first-time buyer or investor, conveniently located on the popular modern estate of Rockfield within level walking distance of Monmouth town. Rushey Meadow offers two bedrooms, a spacious reception room and conservatory to the rear. The garden benefits from rear pedestrian access. There are two driveway parking spaces to the side of the house.

SITUATION

Rushey Meadow is a quiet cul-de-sac located at the edge of the Rockfield Estate. A popular area of Monmouth within walking distance of amenities, with a Co-op local convenience store nearby. Monmouth offers a comprehensive range of amenities with both local and nationwide shops and restaurants including Marks & Spencer and Waitrose. Monmouth town boasts exceptionally impressive schooling, both junior and senior, including the renowned Haberdashers Schools and Monmouth Comprehensive both within walking distance. The town of Monmouth is situated on the River Wye amidst the rolling Monmouthshire countryside, whilst offering exceptional major road network links along the A449, towards the M50 in the north and M4 to the south.

ACCOMMODATION

With a pleasant frontage located at the end of a quiet cul-de-sac, upon entering the house is a useful full height outside storage cupboard. Inside, the **Hallway** provides access to the first floor and landing as well as the **Sitting Room** which is generous in size overlooking the rear garden, leading into the conservatory. There is a fireplace to one wall with granite surround and wooden mantle over as well as a deep understairs storage cupboard. Sliding doors lead out to the **Conservatory** which has glazing to all sides and doors leading into the rear garden. The modern **Kitchen** is to the front of the property with a porcelain one and a half sink unit and window above and tastefully tiled splashbacks. There is a gas combination Baxi wall mounted gas boiler, electric oven, induction hob and space for an upright fridge freezer and a slim dishwasher. The first floor **Landing** area offers a hatch to the loft space and a deep over stair storage cupboard. **Bedroom One** is a large double room with fitted wardrobes to one wall and a pleasant rear aspect. **Bedroom Two** is also a double bedroom to the front. Neither bedroom is overlooked directly by other properties. The **Bathroom** offers a bath with shower

over, wash hand basin, low flush w.c., tiled splashback and a window.

OUTSIDE

To the front of the house is a small, pleasant, gravelled area with hedging. There are **two parking spaces** to the side of the house. The low maintenance rear garden is southeast facing with fencing to the perimeter providing privacy and a patio area. A rear gate leads around the house conveniently providing rear access to the garden from the front.

SERVICES

All Mains services are connected.

EPC

Band C

LOCAL AUTHORITY

Monmouthshire County Council

VIEWING

Strictly by appointment with the Agents: David James, tel 01600 712916

GUIDE PRICE

£215,000



PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



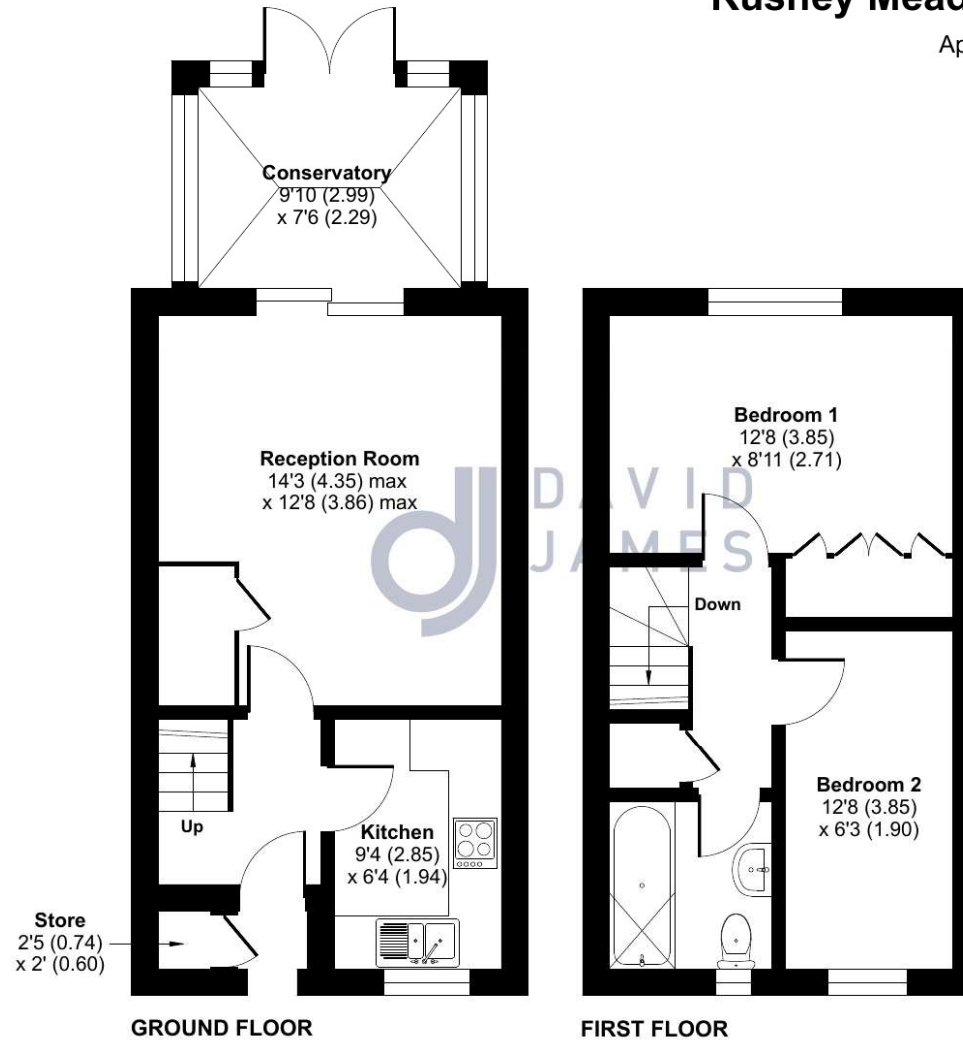
Rushey Meadow, Monmouth, NP25

Approximate Area = 687 sq ft / 63.8 sq m

Outbuilding = 4 sq ft / 0.4 sq m

Total = 691 sq ft / 64.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for David James. REF: 1406074