



56 KINGS FEE
Monmouth, NP25 5BP

 **DAVID JAMES**

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- Three Bedrooms
- Garage
- Sunny Rear Garden
- Ground Floor WC
- Combined Kitchen / Diner
- Utility Room
- Double Glazed
- Gas Combination Boiler
- Level Walking to Town

Guide Price
£249,950

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

DESCRIPTION

With a level and sunny rear garden, garage and driveway parking, this spacious three-bedroom home offers level walking distance of Monmouth town. There are modern fixtures and fittings throughout, a ground floor cloakroom and a combined open plan kitchen / dining space leading to a useful utility area. An ideal purchase for a first-time buyer or an investor.

SITUATION

The popular housing estate of Kings fee is within easy walking distance of all amenities and road links. The estate offers a convenience store and post office and is within easy walking distance of Overmonnow Primary School. Monmouth town offers a comprehensive range of amenities with both local and nationwide shops and restaurants to include Marks & Spencer and Waitrose. Monmouth town boasts exceptionally impressive schooling, both junior and senior, including the renowned Haberdashers' Schools and Monmouth Comprehensive are 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

A useful entrance **Porch** to the front leads into the **Hallway** with laminate flooring throughout and a deep storage cupboard for coats. Beneath the staircase is an alcove storage area. Off the hallway is the **Ground Floor Cloakroom** with wash hand basin and low flush lavatory and window. The **Sitting Room** is to the front offering plentiful light and a pleasant, private outlook. The **Open Plan Kitchen / Diner** offers a spacious dining area, and a fitted **Kitchen**. Integrated appliances include an electric oven, induction hob with extractor fan over. There is space for a washing machine and a sink with drainer below the rear facing kitchen window. The **Utility Area** is a useful space off the kitchen providing a pleasant outlook onto the garden, offering space for an undercounter top fridge. A doorway leads to the rear garden.

The **First-Floor Landing** area has an access hatch to the ceiling with a pull-down ladder. There is a deep airing cupboard which houses the combi gas boiler. **Bedroom One** is a double room to the rear which is spacious and light and **Bedroom Two** is to the front and another large room. **Bedroom Three** is a fair-sized single room with a fitted wardrobe. The

Bathroom benefits from a bath with separate corner shower cubicle and modern tiled splashbacks, a wash hand basin, low flush lavatory, and a window to the rear.

OUTSIDE

There is a sunny rear garden which is mostly lawned with a paved patio area, low maintenance and level. Beyond there is the benefit of a spacious **Garage** which provides electricity and an up and over door to the front. To the side is driveway parking space.

GENERAL

SERVICES - All mains services connected

EPC - Band C

LOCAL AUTHORITY

Monmouthshire County Council

VIEWING

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

GUIDE PRICE

£249,950



PLANS AND PARTICULARS

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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.



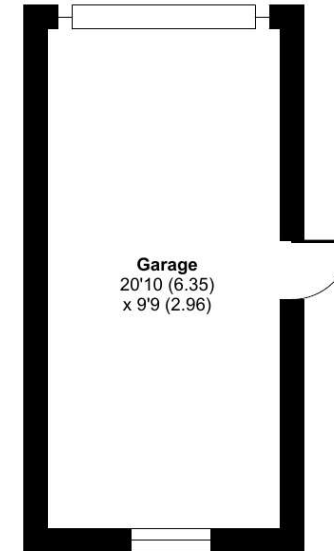
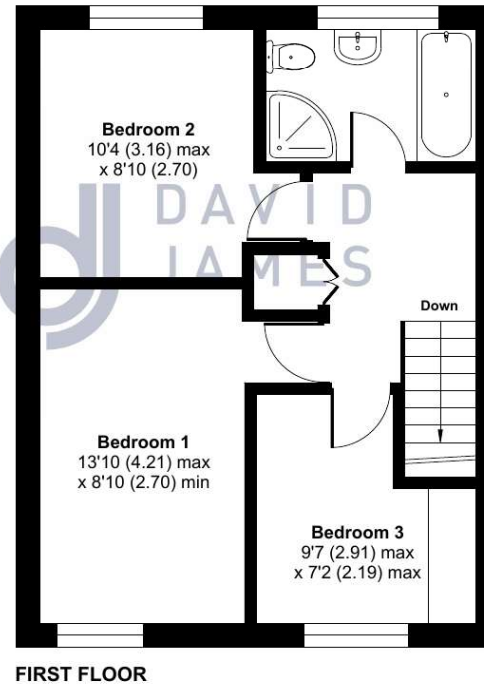
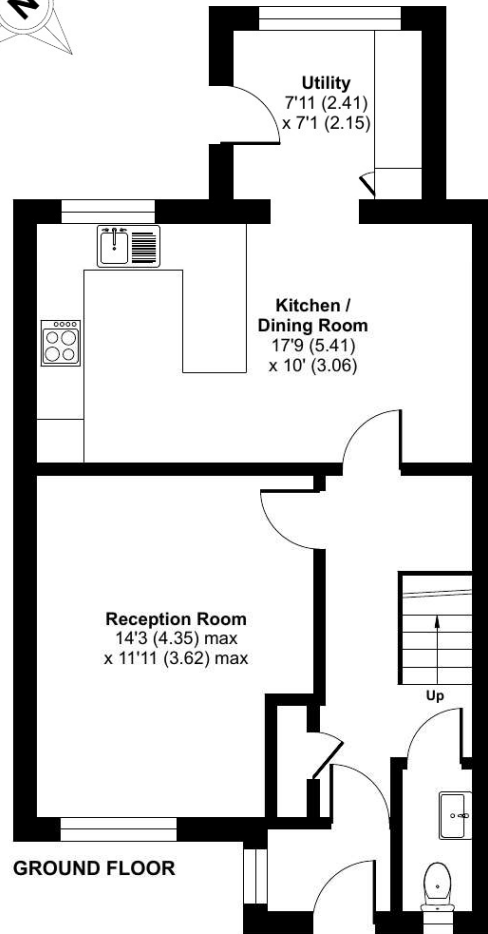
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Approximate Area = 999 sq ft / 92.8 sq m

Garage = 202 sq ft / 18.8 sq m

Total = 1201 sq ft / 111.6 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: 1488410