



FREEHOLD

£250,000



**4 BREWERY TERRACE, UPPER REDBROOK, MONMOUTH,
NP25 4LQ**

- LIVING AREA
- TWO BEDROOMS
- GARDEN
- KITCHEN AREA
- BATHROOM
- PARKING

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A GRADE 2 LISTED TWO BEDROOM TERRACED COTTAGE SITUATED IN THE PICTURESQUE VILLAGE OF REDBROOK WITH A LOCAL SHOP/POST OFFICE 7 DAYS A WEEK, TWO PUBLIC HOUSES, VILLAGE HALL AND EASY ACCESS TO MONMOUTH 2 AND HALF MILES AND CHEPSTOW 12 MILES. PROPERTY BENEFITS FROM FRONT AND REAR GARDENS AND OFF ROAD PARKING FOR ONE VEHICLE.

RECEPTION :

Door to front

LIVING ROOM/KITCHEN: 21' 0" x 12' 0" (6.40m x 3.65m)

LIVING AREA: Stone open fire place with wood burning stove inset on raised hearth, radiator, stairs to first floor, window to front and rear

KITCHEN AREA: Base and level storage units incorporating single drainer enamel sink unit with hot and cold taps over, plumbing for automatic washing machine, display shelving, tongue and grooved wood ceiling, window to front

FIRST FLOOR LANDING:

BEDROOM ONE: 12' 0" x 10' 0" (3.65m x 3.05m), Radiator, display shelving, exposed wooden floor, shelved cupboard and window to front



BEDROOM TWO: 12' 1" x 10' 9" (3.68m x 3.27m), Open wardrobe, exposed wooden floor, radiator, window to front

INNER LANDING: Storage cupboard, coat hanging area, radiator, wall mounted propane gas fired boiler (hot water and central heating), window to side and door to rear

BATHROOM: Three piece suite comprising panel bath, close coupled WC, pedestal wash hand basin, radiator, window to rear

OUTSIDE: Front garden has an attractive ornamental pond with various flowers, shrubs and trees, provides a pedestrian walkway for the terrace out to the main road. There is an old outside WC currently used as a log store, To the rear there is vehicular access and parking for one motor vehicle, the garden is terraced and has a private patio area and a further seating area above with shrubs and

SERVICES: Drainage is private and is shared by 6 properties approximate cost £140 per annum, water rates are £140 per annum divided by 6 properties. Central heating is provided by propane cylinder gas.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

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