



4 Tinmans Green

Redbrook, Monmouth, NP25 4NB

£310,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are pleased to offer for sale this well presented three bedroom semi detached house situated in the sought after village of Redbrook along the banks of the River Wye. The village has many amenities to include a shop, a primary school, a playground and a public house plus many river and woodland walks nearby. The village is close to the market town of Monmouth with many amenities to include independent shops, cafes and public houses

The accommodation comprises of spacious lounge, dining room with sliding doors out to the garden, kitchen and downstairs cloakroom, there is also an extra reception room downstairs being used as a snug at the moment but could be utilised as a forth bedroom. Upstairs there are three bedrooms, an en-suite to the master bedroom and a family bathroom. Outside benefits from off road parking, garage and front and rear gardens. VIEWING HIGHLY RECOMMENDED.



Approached via the front door into:

Entrance Hallway:

Single panelled radiator, front door, door to cloakroom and lounge, mains consumer unit, stairs to first floor, power and lighting.

Cloakroom:

Single panelled radiator, sink unit, W.C., extractor fan, window to front, lighting.

Lounge:

Window to front with large window ledge, single panelled radiator, opening to dining room, tv point, gas fire, power and lighting.

Dining Room:

UPVC sliding glass doors to rear, double panelled radiator, power and lighting.

Kitchen:

A range of base, walls and drawer units, composite sink drainer unit, double glazed window to rear, ideal boiler, space for oven, space for fridge/freezer, plumbing for dishwasher, plumbing

for washing machine, tiled flooring, lighting, single panelled radiator, shortage cupboard, side door to garden.

First Floor Landing:

Smoke alarm, double glazed window to side, loft access, airing cupboard, single panelled radiator, doors to all bedrooms and bathroom.

Bedroom One:

Single panelled radiator, double glazed window to front, power and lighting.

En-Suite:

W.C., pedestal sink, walk in shower with glass door, extractor fan, lighting.

Bedroom Two:

Single panelled radiator, double glazed window to back, power and lighting.

Bedroom Three:

Single panelled radiator, double glazed window to front, power and lighting.

Bathroom:

Bath with shower over, pedestal sink, W.C. double glazed window to rear, single panelled radiator.

Outside:

The front of the property benefits from parking and a small garden full of shrubs and bushes. The rear garden is mainly laid to patio with a range of bushes and flowers along the borders.

The current vendor has also created a space for a hot tub.

Garage:

UPVC double glazed patio doors to the rear, power, up and over door. The garage is currently partially separated in half with one half being an extra reception room.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development

Road Map



Hybrid Map



Terrain Map



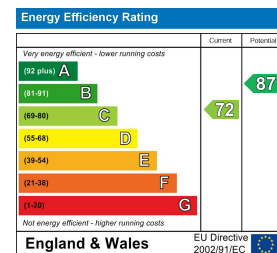
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.