



# Selling with us

## Property Details Approval Form

1 Elstob Way, Monmouth,  
Gwent, Wales, NP25 5ET

**Date:** 30 May 2025

**Property Ref and Version:** MMT301947 - 0005

### Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Property Images  |
| 3. Short Description | 7. Floor Plan       |
| 4. Long Description  |                     |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## Price

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£315,000

Tenure: Freehold

## Key Features

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- Available With No Onward Chain
- Established Location
- Detached with Car Port
- Enclosed lawned Garden
- Well Proportioned Accommodation
- EPC Rating: D

## Short Description

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Edge of Town in popular, established area. Pleasant setting with extensive rear lawned garden with terrace. Convenient carport/driveway. Available immediately, with no onward chain.

## Long Description

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Situated on the edge of Town, within a popular and established area. The detached property offers three well-proportioned Bedrooms, two with fitted storage cupboards. Shower Room. The ground floor benefits from a hallway with access to the upper floor, and storage space. Sitting Room to the front of the property, with electric fire, leading to modernised Kitchen/Dining room. The kitchen offers built in appliances including Oven, Hob and Dishwasher with storage cupboard below stairs. Side door for access to Driveway and from the Dining area, French doors lead out to the rear garden. Outside, there is a private back garden with Patio space leading to shed and laid to lawn garden extending to rear. To the front of the property there is a lawned area alongside the driveway parking, which leads to a handy Car Port to rear of driveway. Available for viewing, with no onward chain.

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

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## Room Description

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### Entrance Hall

### Sitting Room

15' 6" x 11' 4" narrowing to 8' 4" ( 4.72m x 3.45m narrowing to 2.54m )

### Kitchen/Dining Room

14' 6" x 11' 8" ( 4.42m x 3.56m )

### First Floor

### Bedroom 1

11' 4" extending to 14' 6" x 9' 1" ( 3.45m extending to 4.42m x 2.77m )

### Bedroom 2

11' 9" x 7' 6" ( 3.58m x 2.29m )

### Bedroom 3

9' x 6' 7" ( 2.74m x 2.01m )

### Shower Room

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## Property Images





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## Property Images

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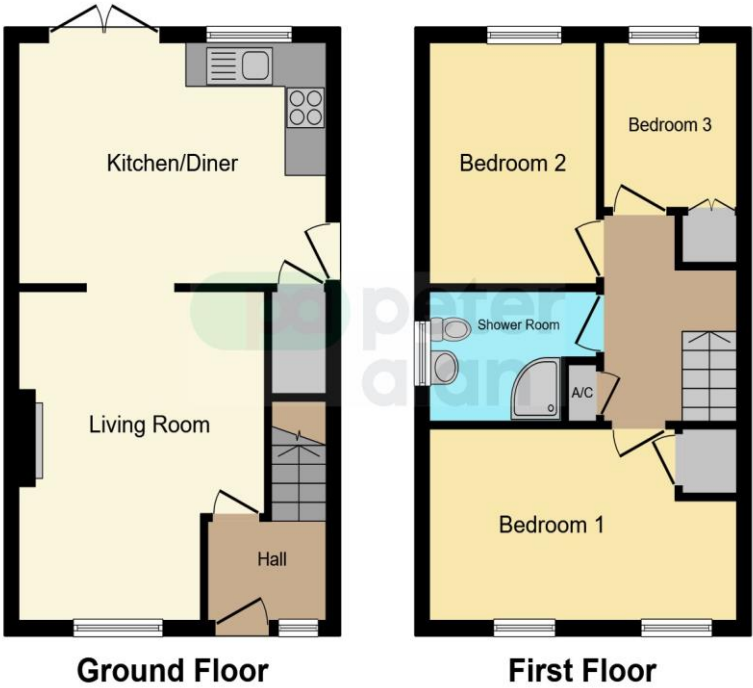
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## Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Approval

Signature

Date

Charlotte Gander		
Mrs E.M. Wilson		