

Albert Road  
Abergavenny NP7 5RG

Estate Agents  
**Taylor & Co**  
Abergavenny

Guide Price  
**£120,000**



# Albert Road,

## Abergavenny, Monmouthshire NP7 5RG

FOR SALE BY MODERN AUCTION | SUBJECT TO RESERVE PRICE AND RESERVATION FEE | BUYERS FEES APPLY

A traditional end terrace house situated in a popular location and requiring complete renovation

Open porch and Hallway | Sitting Room | Separate Dining Room | Kitchen with pantry

Two Bedrooms | First floor bathroom | Outside toilet | Side driveway and lean to garage

VIEWING BY APPOINTMENT WITH THE AGENT ONLY

This property is for sale by Modern Method of Auction by Iamsold LTD. Occupying a very pleasant position within a no through road whilst also enjoying distant views from the front towards one of Abergavenny's most famous mountain peaks, the 'Bloreng', is this traditional end terrace house that provides a prime development opportunity, buyers should however be aware that the property will require complete refurbishment. The accommodation as it stands comprises an open porch to the front, a hallway, sitting room, separate dining room, kitchen and large pantry, two first floor bedrooms and a bathroom plus an outside toilet to the rear. The property benefits from the distinct advantage of a side driveway/parking area leading to an attached lean-to garage. A small forecourt with metal railings highlights the front of the property whilst to the rear is a larger than expected enclosed garden with great potential.

**SITUATION** | The property is situated in a favoured residential setting within easy access of the centre of Abergavenny. The historic town offers comprehensive leisure and shopping amenities including individual boutique style shops, bistros and restaurants, independent grocery and newsagent stores, supermarkets, and a plethora of well-known high street shops. Abergavenny hosts a market several times a week in its iconic Market Hall which attracts people from far and wide to its Farmers' market. The town boasts its own cinema, theatre, and leisure centre as well as being a sought-after destination as a foodie haven, attracting famous chefs from across the world to its annual Food Festival; there are numerous eateries and gastro pubs in the town and the neighbouring villages providing evening entertainment and culinary delights.

The town is particularly well served by popular schools for all ages at both primary and secondary level with the nearest primary school being within walking distance in a neighbouring road. Schools in the private sector are also accessible and can be found in Monmouth, Hereford, Brecon, and Newport.

The area is an ideal base for professional and amateur leisure pursuits. There are many sports clubs and activities including rugby, football, tennis, bowls, and swimming and of course, cycling at both amateur and professional level, all close-by. For those seeking long walks, there are pathways leading to the River Usk and the Brecon to Monmouthshire Canal as well as to the summit of the Deri, one of the seven mountains that surrounds this historic market town, ready to explore and located just a short distance away.

Abergavenny railway station is accessible by bus, car or even walking whilst road links at the Hardwick roundabout give easy access to the motorway and "A" routes to Cardiff, Newport plus further afield to the M4 linking Bristol, west Wales and the Midlands.

### ACCOMMODATION

**OPEN PORCH** | With tiled floor.

**HALLWAY** | Entered from the front via a solid timber door with letterbox, staircase to the first floor.

**SITTING ROOM** | Single glazed timber sash window to the front, chimney breast with tiled fireplace.

**DINING ROOM** | Single glazed timber sash window to the rear, artificial stone effect fire surround with tiled hearth, understairs cupboard with window.

**KITCHEN** | Glazed Belfast sink, wall mounted electric water heater, single glazed timber casement window to the side, door to pantry and the lean to garage.

**PANTRY** | Single glazed timber casement window to the rear, cold slab.

### FIRST FLOOR

**LANDING** | Curved staircase with timber balustrade, built in storage cupboard, small loft access hatch.

**BEDROOM ONE** | Two single glazed timber casement windows both enjoying a front aspect with view towards the 'Bloreng', chimney breast.

**BEDROOM TWO** | Timber casement single glazed window to the rear.

**BATHROOM** | Panelled bath, pedestal wash hand basin, low flush toilet, frosted single glazed timber casement window to the rear, built in cupboard housing hot water cylinder and linen shelving.

### OUTSIDE

To the front is a small forecourt with metal railings forming the front boundary. A side driveway provides off

road parking that fronts a lean to garage with double doors and access to the rear.

The rear garden includes a small yard, outside toilet and small dilapidated garden store. The garden itself is quite sizeable, enclosed and slopes gently up to the rear.

### **GENERAL**

**Tenure** | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

**Services** | Mains electric, water and drainage are connected to the property.

**Council Tax** | Band D (Monmouthshire County Council)

**EPC Rating** | Band F

**Flood Risk** | Low risk from surface water according to Natural Resources Wales.

**Covenants** | The property is registered with HMLR, Title Number CYM49565. There are no restrictive covenants associated with the property.

**Local planning developments** | The Agent is not aware of any planning developments in the area which may affect this property. Refer to Monmouthshire Planning.

**Broadband** | Fibre to the cabinet and copper wire connection are available. According to Openreach.

**Mobile network** | Likely O2, EE & Three indoor coverage, limited Vodafone. According to Ofcom.

**Viewing Strictly by appointment with the Agents**

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**Reference** AB451



### **AUCTIONEER COMMENTS**

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

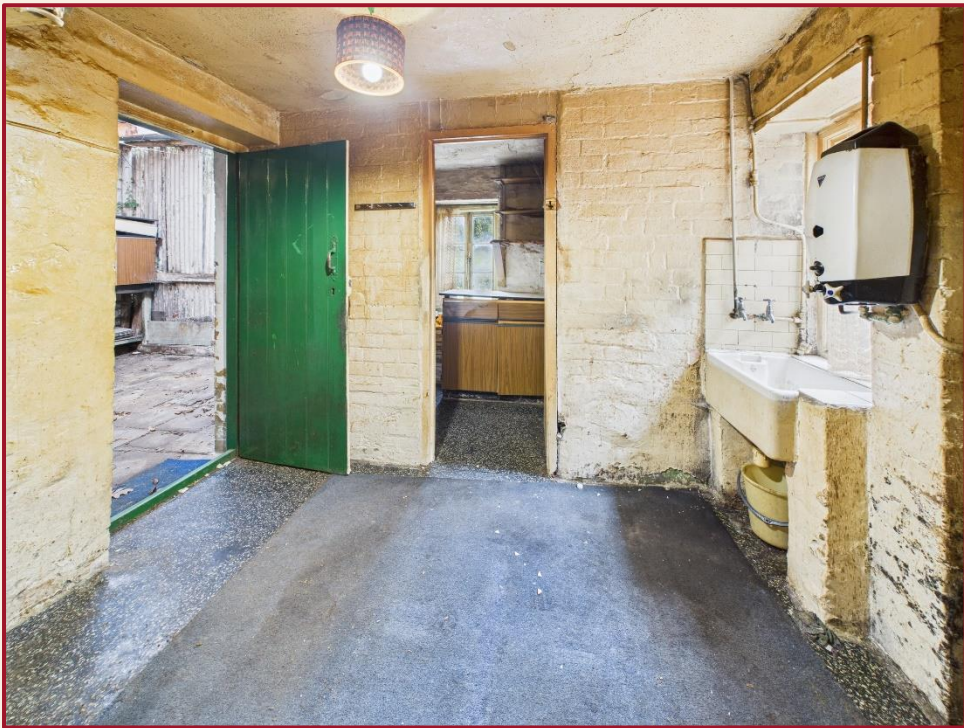
### **REFERRAL ARRANGEMENT**

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any

referral arrangement and payment prior to any services being taken by you.











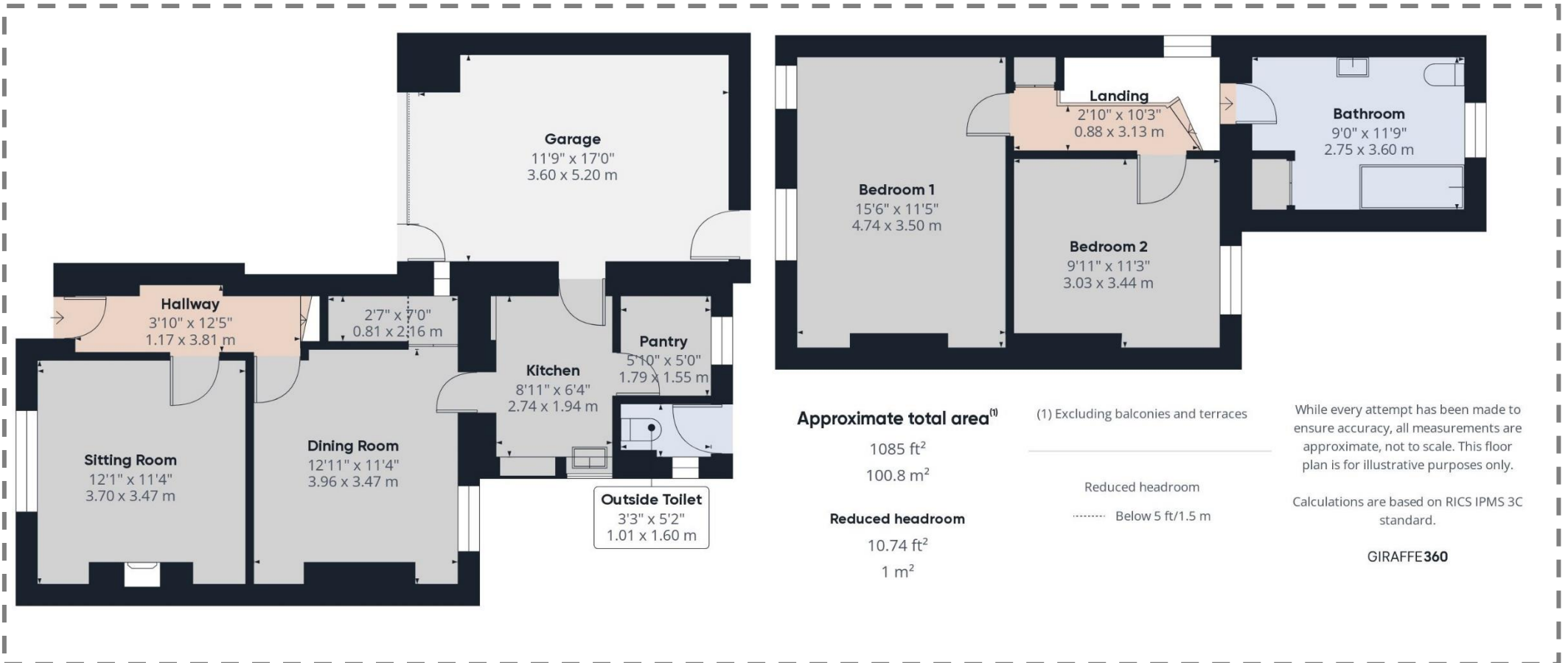


# Floorplan

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**THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** Every attempt has been made to ensure accuracy; however these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.