



Estate Agents

Taylor & Co

Abergavenny

Ross Road

Abergavenny NP7 5LT

Asking Price
£275,000

Ross Road

Abergavenny, Monmouthshire NP7 5LT

Generously proportioned four bedroomed terraced home requiring updating in an excellent town centre location

Walking distance of High Street, Swan Meadows, Bailey Park, Market Hall & Borough Theatre

Two interconnecting reception rooms with fireplaces | Dual aspect kitchen

Spacious landing area with fitted wardrobes | Three double bedrooms and a single bedroom | First floor modern white shower suite

Rear access into a raised paved garden with workshop and tool store | Ideal family home or investment opportunity | No connected chain | On street parking

This generously proportioned four bedroomed terraced home is in a super position within walking distance of the high street, parks and bus station. Although requiring updating, this is a great size family home with two interconnecting reception rooms, both with fireplaces and featuring a bay window to the front, a dual aspect kitchen opening to the outside; and upstairs, three double bedrooms and a single room, served by a modern white shower suite.

Outside, there is a small, enclosed garden forecourt, shared side access to the rear, and up a few steps, a modest paved garden providing a seating area. The garden has the benefit of a workshop, tool store, and from the kitchen, a partially covered area which is an excellent bin or storage area. This property is offered to the market with no connected chain. The property is not registered, having been under the same ownership for many years. Parking is on street.

SITUATION | Ross Road enjoys a central setting within walking distance of the town centre. Just a stone's throw away are all the services and amenities one would expect of a thriving

town centre. Abergavenny boasts a comprehensive range of shopping and leisure facilities, including a wide selection of individual boutique style shops, grocery and newsagent stores, supermarkets and many well-known high street shops. Abergavenny also hosts a market several times a week in the historic Market Hall which is just a short walk away. The town has its own highly regarded theatre, cinema and leisure centre as well as several restaurants and bistros for evening entertainment.

Abergavenny railway station is under 1 mile away and has regular services into central London and Bristol via Newport, whilst road links at the Hardwick interchange give easy access to the motorway for Bristol, Birmingham, the South West and London and "A" routes for Monmouth, Hereford, Cwmbran and Cardiff. The town's bus station is located close-by and is accessed easily via the courtyard adjacent to St Mary's Church. The town is well served by schools for all ages, including the newly developed King Henry VIII which caters for children from 3 to 18 years.

ACCOMMODATION

STORM PORCH TO ENTRANCE HALLWAY | Partly glazed entrance door, corbel archway, doors to the living and dining rooms, staircase to the first floor.

LIVING ROOM | Double glazed bay window to the front aspect, coved ceiling, fireplace with marble surround and hearth and gas fire point, radiator. A set of glazed panelled doors open into:

DINING ROOM | Double glazed window to the rear aspect, fireplace with decorative tiled slip surround and hearth with open grate, radiator, understairs storage cupboard, door to:

DUAL ASPECT KITCHEN | The kitchen is fitted with flush door cabinets with brushed chrome door furniture, contrasting laminate worktops with tiled splashbacks, gas cooker point with extractor hood above, space for washing machine, double glazed windows to the rear and side aspects, radiator, door to the outside.

FIRST FLOOR

LANDING | A large landing area with ceiling roof light allowing light to filter through, fitted wardrobes to one wall.

BEDROOM ONE | Double glazed window to the rear aspect, airing cupboard housing Worcester gas boiler, fitted wardrobes to one wall, radiator.

BEDROOM TWO | Double glazed window to the front aspect offering a view towards the Little Skirrid, fitted wardrobes to one wall, radiator.

BEDROOM THREE | Double glazed window to the rear aspect, radiator.

BEDROOM FOUR | Double glazed window to the front aspect, radiator.

SHOWER ROOM | Fitted with a modern white suite to include a large walk in shower with electric shower mixer, vanity wash hand basin, lavatory, frosted double glazed window, radiator.

OUTSIDE

FRONT | The property is set back from the road and is entered via an enclosed garden forecourt with brick walling and wrought iron railings over. The property has a shared right of access to the side to the rear garden.

REAR GARDEN | A set of steps leads from a resident's rear walkway into the garden which is paved with surrounding borders. The garden is modest in size but easy to maintain and has a good size paved area for seating.

From the kitchen a door opens into a partially covered area. The outside space benefits from a potting/garden storeroom of brick construction with window, lighting and power. There is also a former coal store which is useful for additional garden storage.



GENERAL

Tenure | We are informed the property is Freehold. Intending purchasers are advised that the property is not registered with HMLR and will require first registration. The property has a flying freehold over the side access of the property. Purchasers should make their own enquiries via their solicitors.

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

Council Tax | Band C (Monmouthshire County Council)

EPC Rating | Band D

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

Covenants | **TO BE CHECKED**

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property. See Monmouthshire CC planning portal for further information.

Broadband | According to Ofcom, fibre is connected to the cabinet and a copper wire connection available.

Mobile network | According to Ofcom, there is likely indoor coverage for EE, Three O2, and limited indoor coverage for Vodafone.

Viewing Strictly by appointment with the Agents

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Reference AB447



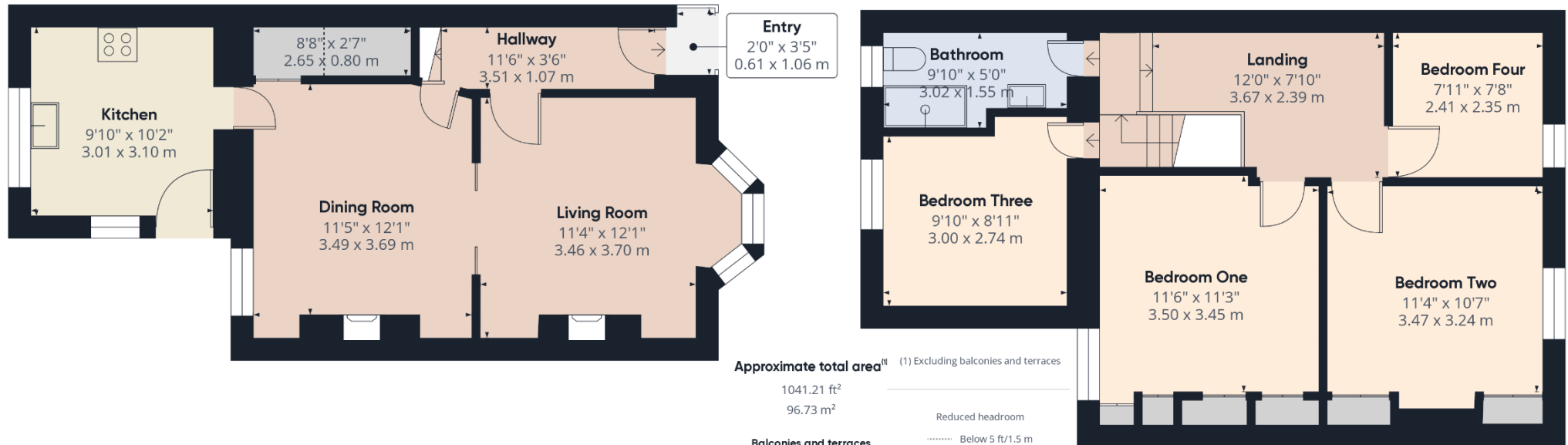


Floorplan

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Approximate total area⁽¹⁾ (1) Excluding balconies and terraces

1041.21 ft²

96.73 m²

Balconies and terraces

6.89 ft²

0.64 m²

Reduced headroom

12.22 ft²

1.13 m²

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.