

CHRISTIE

R E S I D E N T I A L



7 WOODLAND ROAD, ABERGAVENNY, NP7 5TF

A three bedroom semi-detached period house, located on a quiet side street, half a mile from the vibrant centre of Abergavenny. The property benefits from generous accommodation including a 23' lounge and off road parking including an attached single garage. Offered with no onward chain.

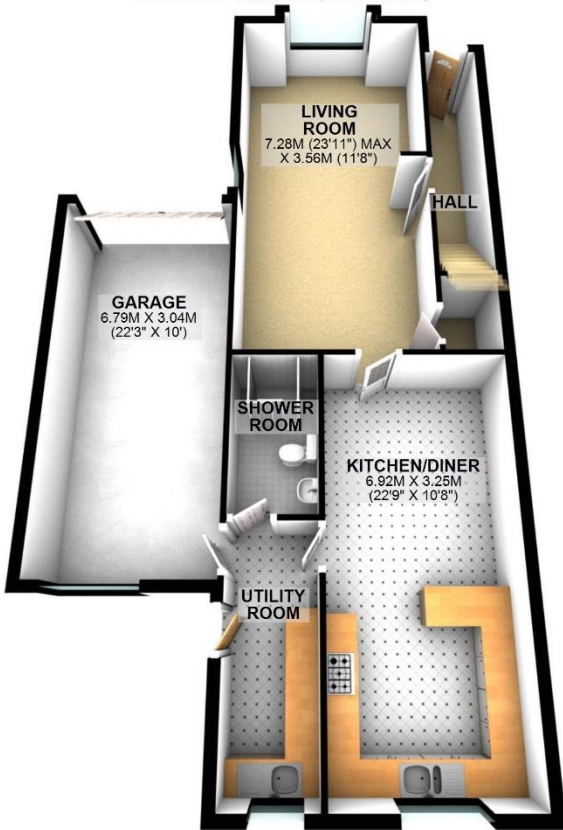
- Semi-detached Period House
- Three Bedrooms
- Loft Room
- Kitchen/Breakfast Room
- Bathroom & Downstairs Shower Room
- No Onward Chain

PRICE £325,000



GROUND FLOOR

APPROX. 88.5 SQ. METRES (952.2 SQ. FEET)



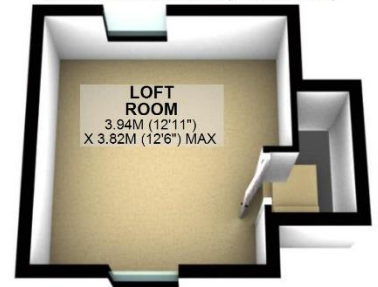
FIRST FLOOR

APPROX. 47.6 SQ. METRES (512.7 SQ. FEET)



SECOND FLOOR

APPROX. 16.4 SQ. METRES (176.4 SQ. FEET)



TOTAL AREA: APPROX. 152.5 SQ. METRES (1641.2 SQ. FEET)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	56	57
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

CHRISTIE

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ABOUT THIS PROPERTY

A three bedroom period semi-detached property situated on a quiet side street half a mile from Abergavenny's vibrant town centre. The property offers exceptionally generous accommodation throughout with the ground floor comprising an entrance hall, 23' lounge/diner with feature bay window and fireplace, and large kitchen/diner to the rear. In addition there is a separate utility room, downstairs shower room and direct access to the attached single garage. On the first floor there is a large master bedroom to the front, second double bedroom and 'L' shaped single bedroom/office. From the landing stairs lead up to the large loft room which serves as excellent ancillary accommodation. The property is set back behind a low walled frontage with iron railings and driveway to the side providing parking for one car. To the rear there is a manageable garden with area of lawn, patio to the fore and well stocked flower beds. Offered with no onward chain.

ABOUT THE LOCATION

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Blorenge and the Sugar Loaf mountains, Abergavenny is known as the 'Gateway to Wales'. It is situated twelve miles from the English border and just south of the Black Mountains in the Brecon Beacons National Park. Steeped in history Abergavenny was originally a Roman Fort then a medieval walled town. It is now a market town with arguably more life than nearby Usk and Monmouth. It offers a wide range of amenities with major supermarkets, popular bi-weekly, a high street comprising of recognized chains and local department stores, leisure centre, a number of churches and Nevill Hall Hospital. Abergavenny, is world renowned for its Food Festival which brings the UK's best chefs and culinary experts to the town every September. The town also offers a rich and vibrant range of cultural options including the Borough Theatre which offers an all year round programme of professional and amateur events, and the annual Abergavenny Writing Festival. Its location means that Abergavenny acts as the major transport hub for the area. The railway station allows easy access to anywhere on the rail network. The A465, Heads of the Valleys Road is one mile out of town with the M50 / M4 a further 25 minutes away.

DIRECTIONS

From our office in Cross Street (NP7 5EU) follow the road to the end and bear right past the Market Hall and into Market Street. Follow to the T-junction and turn right into Lion Street. Follow to the T-junction and turn left into Monk Street (B4521). Carry on until the traffic lights. At this point the road becomes Hereford Road. Continue straight for 400 yards before taking the 2nd left into Woodland Road.

USEFUL INFORMATION

COUNCIL TAX: Band E. The local authority is Monmouthshire County Borough Council – 01633 644644

SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach & Ogi) with an estimated maximum speed of 1000 mbs. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

TENURE: We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

VIEWING: Strictly by prior appointment via CHRISTIE RESIDENTIAL on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, CHRISTIE RESIDENTIAL.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

Please be aware that neither CHRISTIE RESIDENTIAL nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, CHRISTIE RESIDENTIAL have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via CHRISTIE RESIDENTIAL, as owners' agents.