

# CHRISTIE

R E S I D E N T I A L



## 8 STANHOPE STREET, ABERGAVENNY, NP7 7DH

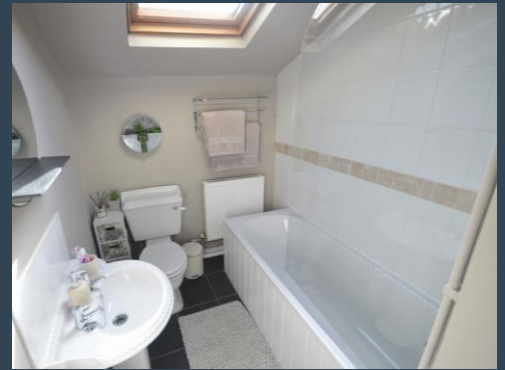
A beautifully presented two bedroom, Victorian terraced house located in popular residential road on the Western side of Abergavenny. Situated within the catchment of Cantref Primary School, the property benefits from two reception rooms and sunny south facing rear garden.

- Victorian Terraced House
- Lounge & Dining Room
- Two Double Bedrooms
- Modern Fitted Kitchen
- Family Bathroom
- Large Rear Garden

---

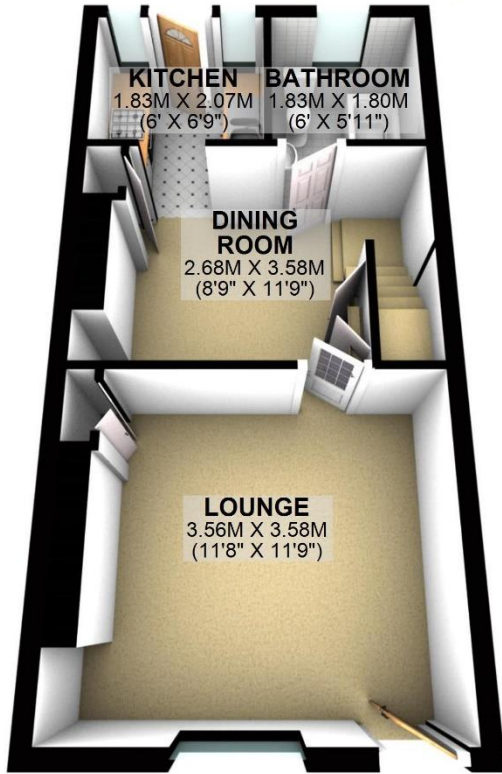
PRICE                      £229,950

---



### GROUND FLOOR

APPROX. 32.7 SQ. METRES (352.3 SQ. FEET)



### FIRST FLOOR

APPROX. 25.1 SQ. METRES (270.1 SQ. FEET)



TOTAL AREA: APPROX. 57.8 SQ. METRES (622.4 SQ. FEET)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		90
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

# CHRISTIE

R E S I D E N T I A L

## ABOUT THIS PROPERTY

A beautifully presented two bedroom Victorian terraced house conveniently located close to the town centre, on the sought after western side of Abergavenny within the catchment for Cantref Primary School. Offered in excellent order throughout the ground floor accommodation comprises a living room to the front with separate dining room off which is a modern fitted kitchen with access to the garden. In addition there is a smartly presented family bathroom and a number of storage cupboards. Upstairs there is a 13' principal bedroom with feature fireplace and further double bedroom overlooking the garden. To the rear there is a generous and sunny south facing garden, which comprises a substantial patio to the fore, large central area of lawn with further seating area to the side and a timber storage shed at the far end.

## 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 on Cross Street (NP7 5EU), follow the road to the end and bear right past the Market Hall into Market Street. Follow to the T-junction and left into Lion Street. Follow the road as it turns into Frogmore St (main shopping area). After 300 yards bear left at the T junction and carry on before taking the 2nd right into Chapel Road. Take the 2nd right into Stanhope Street.

## USEFUL INFORMATION

**COUNCIL TAX:** Band C. 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.