

CHRISTIE

RESIDENTIAL

7 AVENUE CRESCENT, ABERGAVENNY,

NP7 7DE

PRICE £725,000





ABOUT THIS PROPERTY

A rarely available four bedroom detached home situated in the highly regarded residential location of Avenue Crescent, overlooking Abergavenny Cricket Club in the sought after western side of the town. Historically extended, the property affords exceptionally generous accommodation throughout while retaining undoubted potential for updating to create a superb modern home.

The ground floor accommodation comprises an entrance hall that leads to the impressive 21' L-shaped lounge/diner with patio doors out to the rear conservatory. Adjacent to the lounge is the fitted kitchen/breakfast room off which is a garden room with patio doors. The ground floor accommodation is completed by a utility room, downstairs WC and integral single garage. Upstairs the airy landing leads to the superb 19' master bedroom which includes extensive fitted storage, a full four piece en-suite bathroom and access to a large balcony with superb views overlooking the garden and across to the cricket pitch. Views are a feature of the property both from the front, overlooking the crescent, and to the rear, of the cricket ground, and across the town to the Little Skirrid Mountain. In addition, the upstairs accommodation includes three further double bedrooms serviced by a family bathroom.

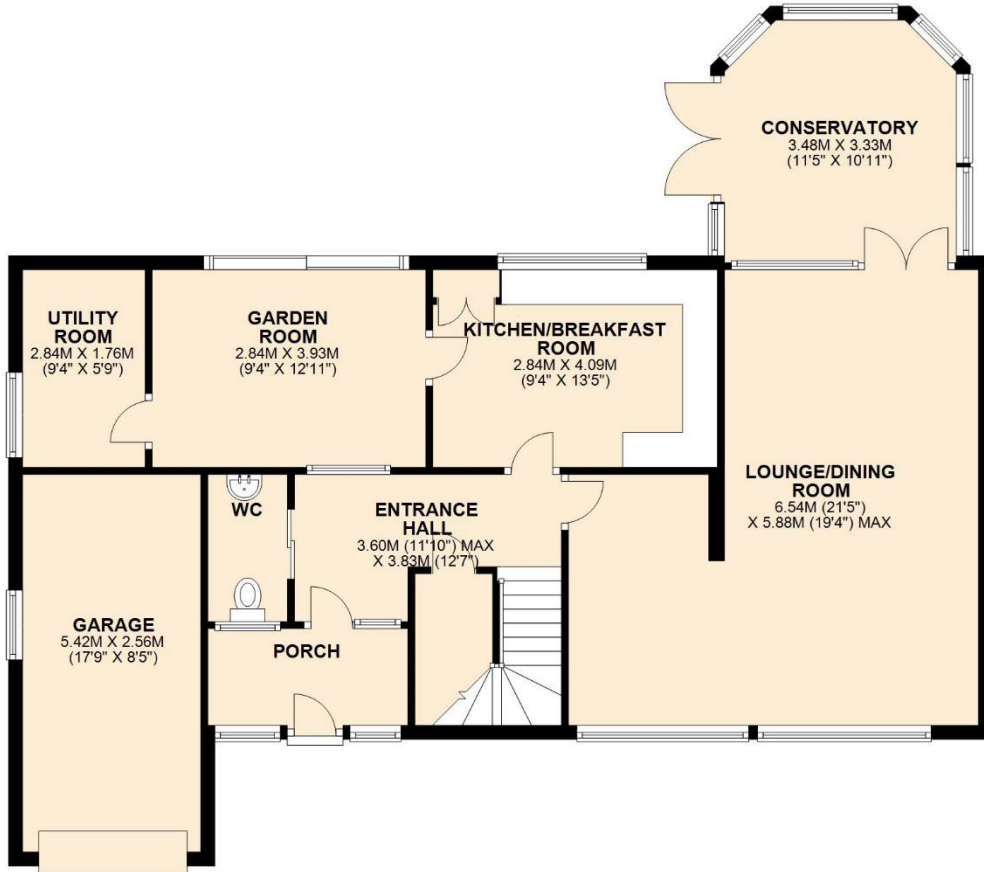
The property is set back behind an attractive front garden which has been planted with a wealth of mature shrubs. To the side is a driveway providing parking for three cars and leading to the garage. The level, south facing garden is mature in character and generous in its scope. It comprises a patio to the fore for outside entertaining with a central area of lawn. Beyond the lawn and running the full width of the garden, is wilding area that has been densely planted with an array of shrubs for ease of maintenance, and in the far corner there is a green house.

This is an exciting and rarely available opportunity that is offered with no onward chain.



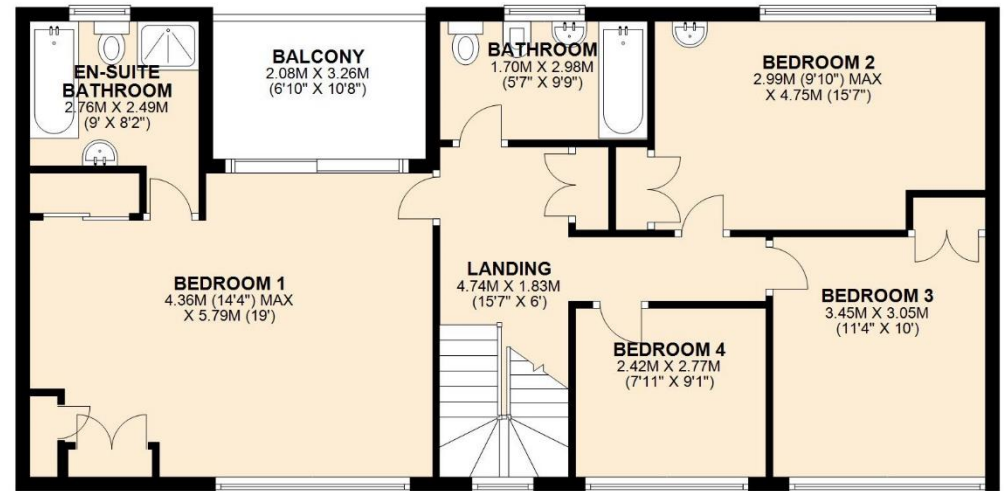
GROUND FLOOR

APPROX. 105.7 SQ. METRES (1137.5 SQ. FEET)



FIRST FLOOR

APPROX. 82.5 SQ. METRES (888.3 SQ. FEET)



TOTAL AREA: APPROX. 188.2 SQ. METRES (2025.9 SQ. FEET)



DIRECTIONS

From our office on Cross Street (NP7 5EU), follow Monk Street (A40) north to the traffic lights and turn left. Continue on Park Road and take the second right into Pen Y Pound. Follow the road to the traffic lights then turn left into Avenue Road. Avenue Crescent can be found on the right after passing Abergavenny Cricket Club.

USEFUL INFORMATION

COUNCIL TAX: Band H. 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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.