

CHRISTIE

R E S I D E N T I A L



86 ST. HELENS ROAD, ABERGAVENNY, NP7 5UU

A delightful two bedroom Victorian mid terrace house located a popular residential road a short walk from Abergavenny town centre. The property is offered with no onward chain and further benefits from a low maintenance rear garden and detached garage.

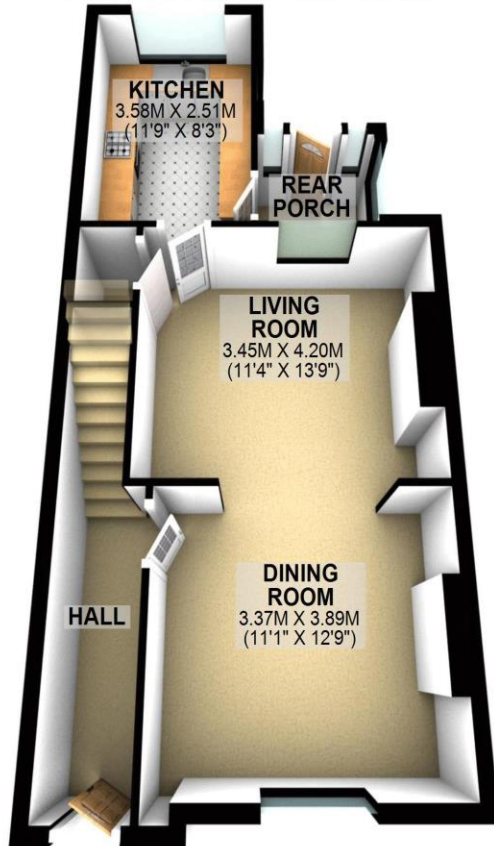
- Terraced House
- Two Bedrooms
- No Onward Chain
- Detached Garage
- Living/Dining Room
- Large Family Bathroom

PRICE	£255,000
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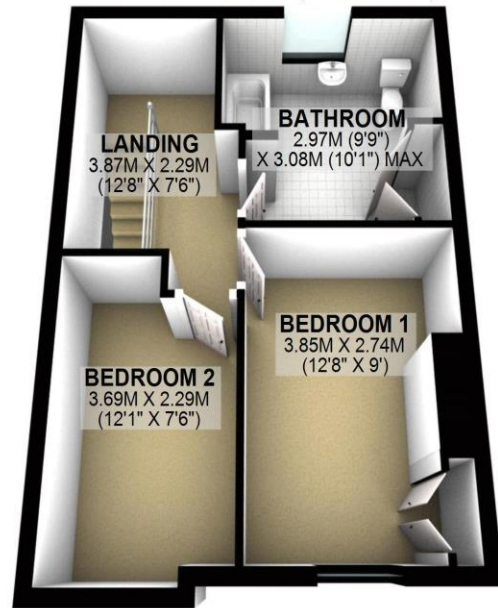
GROUND FLOOR

APPROX. 48.0 SQ. METRES (516.4 SQ. FEET)



FIRST FLOOR

APPROX. 35.9 SQ. METRES (386.8 SQ. FEET)



TOTAL AREA: APPROX. 83.9 SQ. METRES (903.1 SQ. FEET)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

CHRISTIE

RESIDENTIAL

ABOUT THIS PROPERTY

Nestled in the charming and well-established residential area of St. Helen's Road, this delightful two-bedroom Victorian terraced house offers both character and convenience. Just a short stroll from the vibrant heart of Abergavenny, with its array of amenities and the scenic riverside walks of Castle Meadows, this home is perfectly positioned for those seeking both tranquility and accessibility. Step inside to discover a spacious and inviting ground floor, featuring an open-plan living and dining area—ideal for entertaining or cozy nights in. The well-appointed kitchen leads to a practical rear porch/utility space, adding extra functionality to the home. Upstairs, a generously sized landing connects two comfortable bedrooms and a large family bathroom, offering plenty of room to relax and unwind. Outside, the rear garden is a peaceful retreat, primarily laid to lawn with charming flower beds, perfect for those with a green thumb. Additionally, a detached garage, accessible via a rear lane, provides valuable storage or off-road parking. With its period charm, excellent location, and generous living space, this Victorian gem is a wonderful opportunity for those looking to embrace Abergavenny's unique lifestyle.

Abergavenny is 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 market, a high street comprising of recognised 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 Monk Street north to the traffic lights. Turn left into Park Road and continue through the town taking the fourth available left turn into Commercial Street. Take the first right into St Helens Road whereupon the property can be found on the right hand side.

USEFUL INFORMATION

COUNCIL TAX: Band D. 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) with an estimated maximum speed of 1000 Mbps. 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.