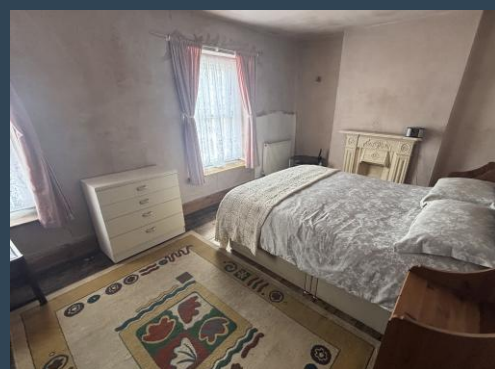


CHRISTIE

R E S I D E N T I A L



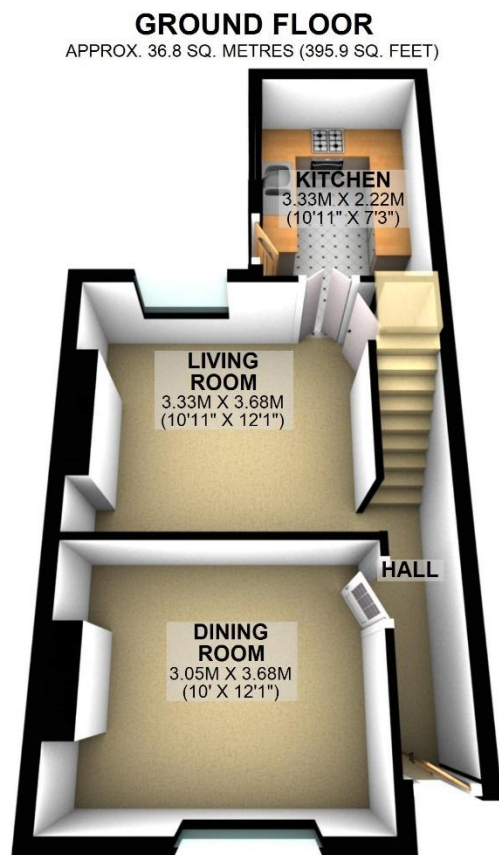
59 NORTH STREET, ABERGAVENNY, NP7 7EB

A two bedroom Victorian end of terrace property located in a prime residential road on Western side of Abergavenny within walking distance of the town centre. The property retains a number of original features and further benefits from an exceptional west facing rear garden with views of the Bloreng.

- Victorian End Of Terrace
- Two Double Bedrooms
- Lounge & Dining Room
- Superb West Facing Rear Garden
- Fitted Kitchen
- Large Bathroom

PRICE	£260,000
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TOTAL AREA: APPROX. 74.0 SQ. METRES (796.8 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

CHRISTIE

R E S I D E N T I A L

ABOUT THIS PROPERTY

A two double bedroom end of terrace, Victorian house, superbly located on the western side of Abergavenny close to the town centre and within the catchment of Cantref Junior School. Offering a number of original features, the property affords well-proportioned accommodation throughout. The ground floor comprises an entrance hall, lounge, separate dining room, and fitted kitchen. Upstairs the principal 15' double bedroom runs across the front of the house, and there is a second double to the rear with delightful views, and a large bathroom. The house retains a number of original features, including fireplaces, wooden floors and floor tiles. While the property would benefit from cosmetic updating, the gas boiler has been recently renewed and the electrical installation fully checked. The property further benefits from an exceptionally large south-west facing garden with fabulous views across the town to the Bloreng Mountain. The garden is largely laid to lawn with a number of beds at the far end and includes a timber shed and two brick built stores attached to the rear of the kitchen. This is a property with a great deal of potential that enjoys an excellent location within easy reach of Abergavenny town centre and its wide-ranging amenities. Offered with no onward chain.

ABOUT THE LOCATION

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Bloreng 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 for approximately 0.5 miles to the roundabout. Take the 2nd exit and then the first right into North Street. What3words reference: ///singer.downcast.trader

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/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.