

CHRISTIE

R E S I D E N T I A L



31 THE AVENUE, GOVILON, ABERGAVENNY, NP7 9PR

A very well presented two double bedroom terraced property located in the popular Monmouthshire village of Govilon near Abergavenny. The property affords well proportioned accommodation throughout with the additional benefits of off road parking and a charming rear garden.

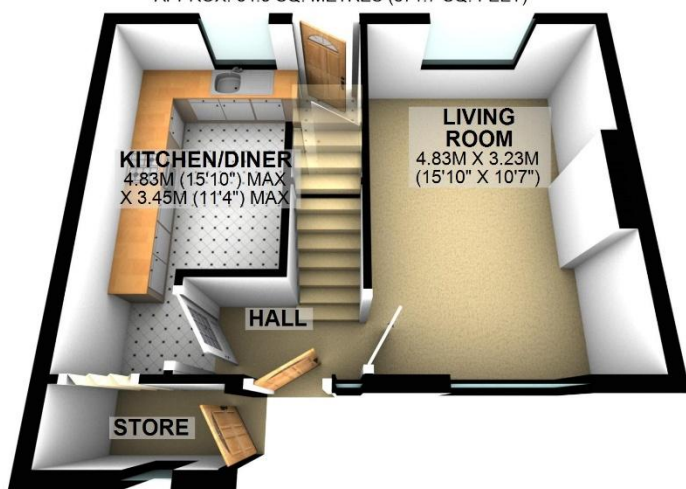
- Two Double Bedrooms
- 15' Lounge
- Modern Kitchen/Diner
- Offered In Excellent Order Throughout
- Residential Location
- No Onward Chain

PRICE	£220,000
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GROUND FLOOR

APPROX. 34.5 SQ. METRES (371.7 SQ. FEET)



FIRST FLOOR

APPROX. 32.8 SQ. METRES (353.4 SQ. FEET)



TOTAL AREA: APPROX. 67.4 SQ. METRES (725.1 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

CHRISTIE

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ABOUT THIS PROPERTY

A very well presented two bedroom mid-terrace property located on a residential cul-de-sac in the popular village of Govilon near Abergavenny. Offered in excellent order throughout, the property affords well proportioned accommodation with the ground floor comprising an entrance hall, which leads to the 15' lounge and modern kitchen/diner with access out to the garden. In addition, there is a useful store room with external and internal access. Upstairs the light and airy landing leads to two generous double bedrooms and a family bathroom. The property is set back behind a low-maintenance frontage with driveway providing off road parking for one car. To the rear there is a charming and well maintained garden with patio, shrub borders and lawn. There is also a storage shed and bespoke timber-built shelter providing a covered seating area. This is an excellent home in a location that is both close to the extensive amenities of Abergavenny whilst also being within easy reach the Brecon and Monmouthshire Canal and the wider Bannau Brycheiniog National Park. Offered with no onward chain.

ABOUT THE LOCATION

Govilon is located at the base of the Blorenge Mountain which dominates the Usk Valley. Its situation provides panoramic views of the Brecon Beacons National Park. Local services currently include a public house, a village shop, a garage, church and chapel. The canal wharf provides access to the Monmouthshire and Brecon Canal making it an ideal spot for cyclists and walkers alike. Its rural aspect is notwithstanding the fact that it is less than three miles from the popular and bustling market town of Abergavenny and its railway station. Drivers can easily access the Heads of the Valleys Road within minutes and the M4 corridor is 30 minutes away. Govilon is further serviced by the X4 (Abergavenny / Cardiff) and No. 3 (Abergavenny / Brynmawr) bus routes. For further information on school catchment areas and community provisions go to www.monmouthshire.gov.uk or call 01633 644488.

DIRECTIONS

From Abergavenny take the A465 (Heads of the Valleys Road) towards Gilwern and take the 1st exit for Llanfoist. At the roundabout take the first exit and cross over the next mini-roundabout taking the 2nd exit along Merthyr Road. Continue for just under two miles and upon entering the village take the right turn into Dragon Lane and then immediately left into the Avenue. The What3Words reference is [///landscape.curvy.circle](https://www.what3words.com/landscape.curvy.circle).

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) with an estimated maximum speed of 1800 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.