



# 33 PRINCES STREET

ABERGAVENNY | MONMOUTHSHIRE | NP7 5BL



# 33 Princes Street

This well presented two-bedroom end of terrace house offers a wealth of features and is located within half a mile of Abergavenny Town Centre. The private rear garden is low maintenance and has the benefit of useful shared access to a side alleyway. The property is being offered with no onward chain.

- Located within half a mile of Abergavenny Town Centre
- Open plan sitting/ dining room
- On street parking
- Shared alleyway to the side of the property
- No chain



## STEP INSIDE

The accommodation is of good proportion and briefly comprises; open plan sitting/ dining room with red brick open fireplace, stairs to the first floor and a door through to a modern fitted kitchen with space for a table and chairs. To the first floor are two bedrooms and a family bathroom.



## STEP OUTSIDE

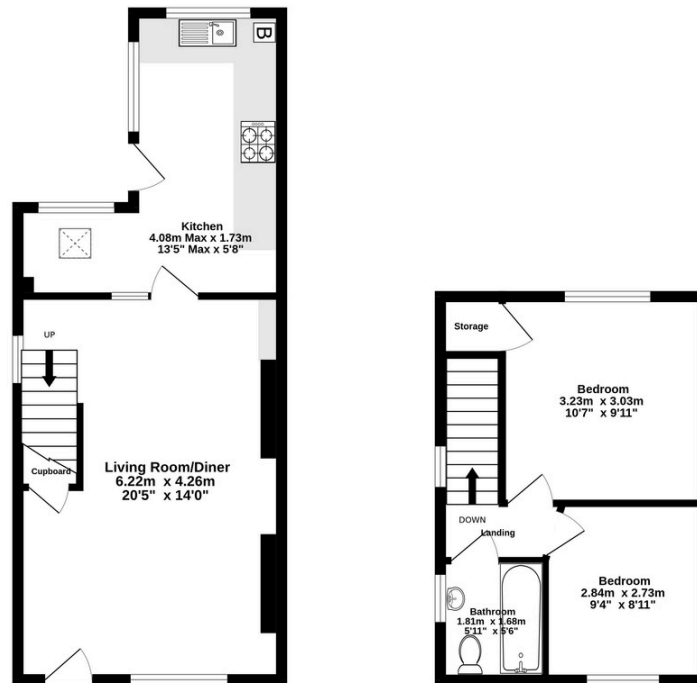
A door from the kitchen leads to the rear of the property where a low maintenance garden with a raised decking area is located. On street parking can be found at the front of the property. There is also the benefit of access to a shared alleyway which runs to the back garden.

## FIXTURES AND FITTINGS

Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.

Ground Floor  
39.2 sq.m. (422 sq.ft.) approx.

1st Floor  
26.5 sq.m. (285 sq.ft.) approx.



TOTAL FLOOR AREA: 65.7 sq.m. (707 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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## ASKING PRICE

£200,000

## TENURE

Freehold.

## ENERGY PERFORMANCE RATING

D

## SERVICES

We understand that there is mains electricity, gas, water and drainage connected to the property.

Broadband:

Standard and superfast fibre broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach

Mobile:

Three and O2 likely indoors. EE, Three, O2 and Vodafone likely outdoors. Please make your own enquiries via Ofcom.

## LOCAL AUTHORITY

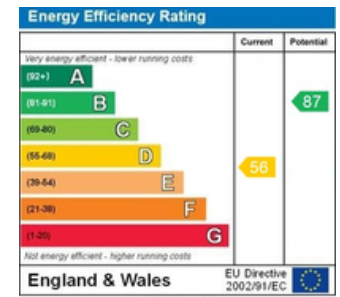
Monmouthshire County Council.

## COUNCIL TAX

Band - C. Please note that the Council Tax banding was correct as at the date property was listed. All buyers should make their own enquiries.

## TITLE

The house is registered under Title Number WA981756 - a copy of which is available from Parrys.



## AGENTS NOTES - CONSUMER PROTECTION REGULATIONS

Estate Agents are obliged, under the Consumer Protection Regulations, to provide any prospective buyers with any material information relating to properties that are being marketed. Parrys are committed to providing as much information as possible to enable buyers to make an informed decision with regard to both viewing and offering on a property.

## DIRECTIONS

Walking from Tudor Street, turn into Baker Street, continue and then turn left into Princes Street which is approximately halfway down this road. The property can be found at the end of this road on the right hand side.

## LOCATION

Abergavenny is an historic town located on the banks of the River Usk and known as 'the Gateway to the Brecon Beacons National Park'. The town is nestled between the Bloreng, Sugar Loaf and Skirrid Mountains and within a mile of the town offers recreational walks through the beautiful countryside and along the Brecon and Monmouth Canal. A wide range of amenities including shops, doctors, dentists, first class restaurants and public houses, places of worship, cinema, leisure centre and theatre can be found within Abergavenny as well as the remains of a Norman castle. The town is well served with transport links, from the main Hardwick roundabout there is access to the A465 Heads of the Valley and Hereford Roads, the A40 and the A4042. These roads link to the A449 and the M4/M5 and M50 motorway networks. A main line railway station and bus station can be found within the town.



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