



11A BAKER STREET

ABERGAVENNY | MONMOUTHSHIRE | NP7 5BB

11a Baker Street

A rare opportunity to purchase an exceptionally well-presented two bedroom house situated in the heart of Abergavenny town centre, within walking distance of shops and local amenities. The property has been upgraded and modernised in recent years and offers good sized living accommodation. This property is conveniently located for a wide range of amenities including a Tesco's store, Abergavenny Cinema and the main town high street.

- Central location to Abergavenny town centre
- Exceptionally well presented throughout
- Open plan living accommodation
- No onward chain



STEP INSIDE

Step inside this charming property. In brief the property comprises, open plan living accommodation with lounge, modern fitted kitchen with a good range of wall/base units, integrated electric oven, gas hob, dishwasher, fridge and freezer. An open tread spiral staircase leads to the first floor landing area which leads off to two double bedrooms and bathroom with bath and overhead electric shower.

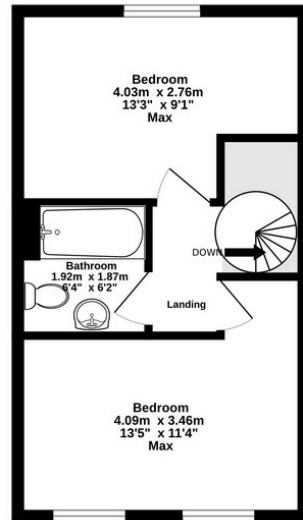
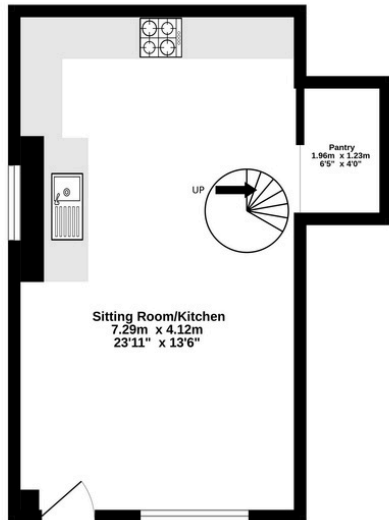


STEP OUTSIDE

On street parking to the front of the property, permits are available for purchase via Monmouthshire County Council.

Ground Floor
31.6 sq.m. (340 sq.ft.) approx.

1st Floor
29.8 sq.m. (321 sq.ft.) approx.



TOTAL FLOOR AREA : 61.4 sq.m. (661 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 mis-statement. 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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LOCATION

Baker Street is located within walking distance of the town centre offering a range of amenities including high street and independent shops, schools, doctors, dentists, a library, theatre, and cinema. Abergavenny hosts regular markets and events throughout the year, including the annual Food Festival, and the area is renowned for high quality restaurants within the town and surrounding areas. There are excellent road links for commuting with easy access to the A40/A449 for links to the M4/M5 motorways and the A465 for the Heads of the Valleys. Abergavenny has a mainline railway station.

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.

ASKING PRICE

Offers in Excess of £190,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

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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 02 likely indoors. EE, Three, 02 and Vodaphone 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

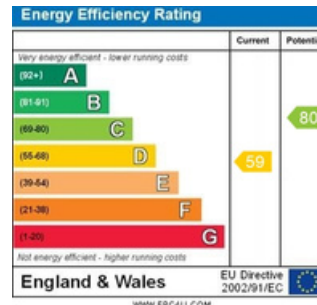
The house is registered under Title Number CYM210082 - a copy of which is available from Parrys.

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.

DIRECTIONS

From Abergavenny Town Centre (proceeding down Frogmore Street) turn left into Baker Street and the property can be found on your right-hand side.





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21 Nevill Street, Abergavenny NP7 5AA | Tel: 01873 858990 | abergavenny@parrys.com

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