

23 BAKER STREET

ABERGAVENNY | MONMOUTHSHIRE | NP7 5BH



P) parrys

WELCOME TO 23 BAKER STREET

Situated within walking distance of the historic market town of Abergavenny a charming double fronted two-bedroom end-terraced house.



Rent (pcm): £975

Deposit: £1,463

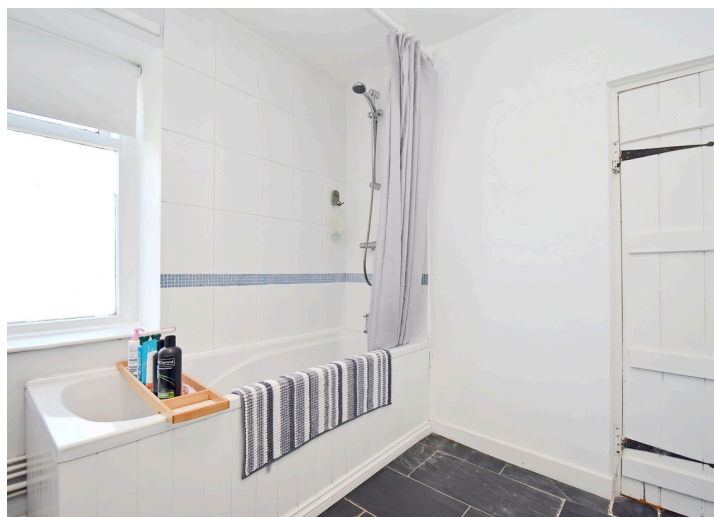
EPC: E

Council Tax Band: C

- Two-bedrooms
- Sitting/dining room with log burner
- Enclosed rear garden
- Close to town centre

THE PROPERTY

The entrance door opens into the cosy sitting/dining room with feature wood burning stove and door leading to the kitchen which has been fitted with a range of base and wall units, space for appliances store cupboard and glazed door to the rear garden. From the sitting/dining room, stairs rise to first floor landing, double bedroom, single bedroom with built-in bed frame and bathroom with bath, overhead shower, w.c. and vanity sink with store cupboard below.





OUTSIDE

To the rear is an enclosed garden with mature shrubs and trees including a fig tree and complimented with gravel and flagstone patio areas where you can sit back, relax and unwind. A small outbuilding is attached to property and a wooden storage shed can be found at the bottom of the garden.

Right of access – rear garden can be accessed through neighbours' properties numbers 27 & 29 Baker Street.

INFORMATION

EPC Rating: E. To view the full EPC please visit www.gov.uk

Tenure: Freehold.

Local County Council: Monmouthshire County Council.

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

Services: We understand that the property is connected to mains gas, electric, water and drainage.

Broadband: FTTC and Copper Broadband available with maximum download speeds of 76 Mbps and upload speeds of 15 Mbps, subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: Indoor voice: O2 – likely. EE, Three and Vodafone – limited. Outdoor voice: EE, Three, O2 and Vodafone – limited. Outdoor voice/data: EE, Three, O2 and Vodafone – likely. Please make your own enquiries via Ofcom.

Title: The registered title of the property number is CYM24794 a copy is available from Parrys Rentals.

Agent's Notes: Minimum term, available from 12 months. Affordability criteria; annual rent x 2.5. Parrys Rentals are committed to providing material information relating to the properties we are marketing to assist prospective contract holders when deciding to view and/or proceed with the application for the occupation contract of a property.

Parking: Parking does not fall within the registered title of the property. A residential parking permit may be available from Monmouthshire County Council, subject to terms and conditions.

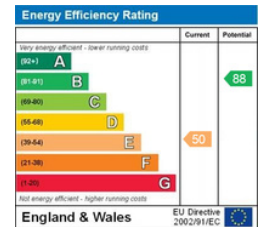
Planning Consents: Parrys Rentals are not aware of any planning applications that could affect this property. Please make your own enquiries via Powys Council.

Flood Risk: Very low risk of a flooding from rivers, surface water and small watercourses. Please make your own enquiries via Natural Resources Wales.

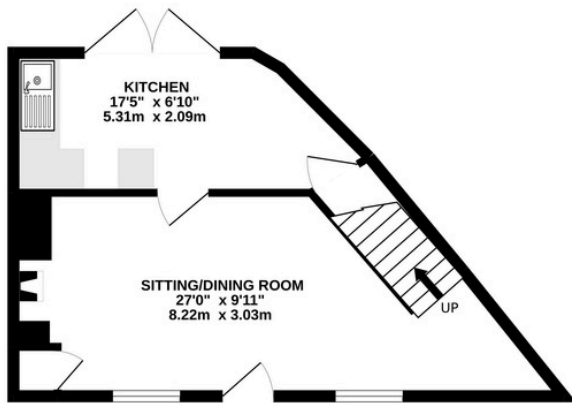
Directions: From Tudor Street take the right-hand turning into Baker Street and the property can be found on the left-hand side.

What 3 Words: ///generals.forgiven.thrillers

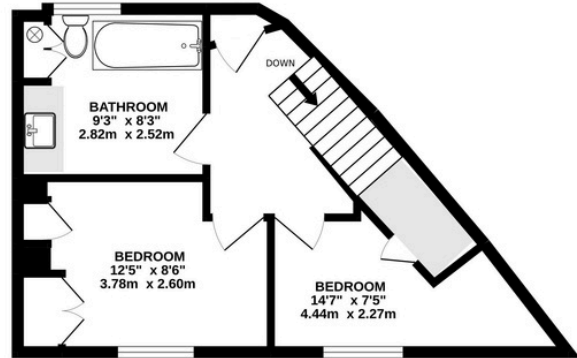
Location: The property is in a prime location, within walking distance of the town centre. Abergavenny offers a range of amenities including primary and secondary schools, independent shops alongside high street stores, several supermarkets, doctors', dentists', and a general hospital. There are good leisure facilities including a theatre, library, numerous public houses, and restaurants both within the town and the surrounding villages. The area is well known for being the 'Gateway to Wales' and is on the doorstep of the breath-taking Brecon Beacons with the Monmouthshire & Brecon Canal a short distance away for beautiful walks. Abergavenny offers a bus station, mainline railway, and excellent transport links via the A465, A40, A449 and onto the M4/M5.



GROUND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.3 sq.m.) 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 as to their operability or efficiency can be given.
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21 Nevill Street, Abergavenny, NP7 5AA | 01873 859237
abergavenny@parrys.com | www.parrys.com

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Ahead of the curve