



# Christie Residential

YOUR HOME, HANDLED WITH CARE

Tel: 01873 852221

Web: [christieresidential.co.uk](http://christieresidential.co.uk)

Email: [hello@christieresidential.co.uk](mailto:hello@christieresidential.co.uk)

Oxford Street,  
Abergavenny  
**£250,000**

- ♥ Victorian End Of Terrace
- ♥ Two Double Bedrooms
- ♥ South Facing Garden
- ♥ No Onward Chain





## About this property

Situated on a popular residential road, this attractive Victorian end of terrace property is conveniently positioned within a level walk of Abergavenny town centre, offering easy access to the town's wide range of shops, cafés, restaurants and transport links. Full of character and original charm, the property provides well-proportioned accommodation throughout and offers excellent potential for a purchaser looking to update and modernise to their own taste. The ground floor comprises an entrance hall, bay-fronted living room, spacious dining room and kitchen to the rear. To the first floor, the large landing opens to a 15' principal bedroom with original stripped wood floors to the front, a second double bedroom enjoying views towards the Blorenge Mountain and a large shower room. Externally, the property benefits from a delightful south-facing garden, enjoying a sunny aspect with patio seating area to the fore, central lawn framed by mature borders and shrubs, with a section to the rear with timber storage shed. Offered with no onward chain.

## About the location

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Blorenge 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 the Angel Hotel on Cross Street (NP7 5AU) in the centre of Abergavenny follow Monk Street (A40) north to the traffic lights. Continue straight and then take the third right into Oxford Street. The What3Words reference is [///marginal.bracelet.beginning](https://www.what3words.com/marginal.bracelet.beginning)

## 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 OpenreachOgi) 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.

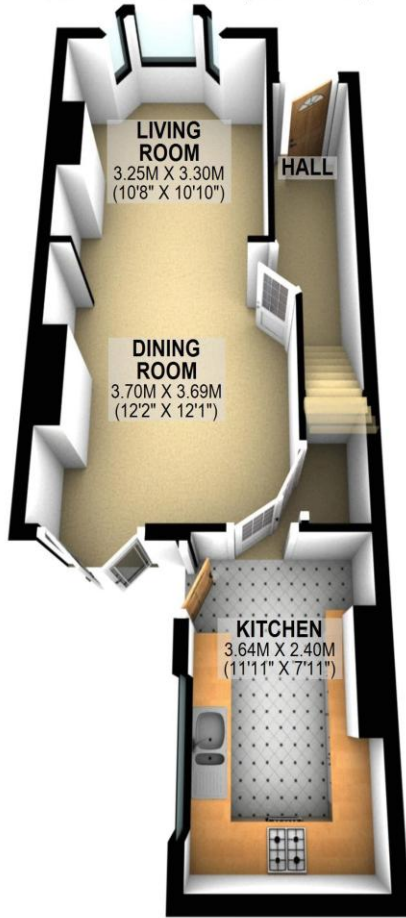
**VIEWING:** Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

### 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.

### GROUND FLOOR

APPROX. 40.8 SQ. METRES (439.1 SQ. FEET)



### FIRST FLOOR

APPROX. 41.7 SQ. METRES (448.8 SQ. FEET)



TOTAL AREA: APPROX. 82.5 SQ. METRES (887.9 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



**Christie  
Residential**

YOUR HOME, HANDLED WITH CARE

Tel: 01873 852221

Web: [christieresidential.co.uk](http://christieresidential.co.uk)

Email: [hello@christieresidential.co.uk](mailto:hello@christieresidential.co.uk)