Christie Residential

YOUR HOME, HANDLED WITH CARE

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Park Crescent, Abergavenny

£255,000

- Victorian Two Bedroom Terrace
- Retaining A Wealth Of Period Character
- Large Rear Garden
- No Onward Chain

About this property

A charming Victorian two bedroom mid-terraced house, enjoying a popular residential location within easy walking distance of Abergavenny town centre and Bailey Park.

While the property would benefit from some updating, it enjoys a wealth of period charm and retains a number of original features. As a home if offer generous proportions throughout with the ground floor comprising an entrance hall with quarry tiles, leading to the living room and dining room. The living room includes a feature fireplace and bay window with built in window seat. To the rear is a large kitchen/breakfast room with access out to the garden. Upstairs, there is a 14' principal bedroom which runs across the front of the house, a second double to the rear, and a large four piece bathroom. Externally, the property benefits for an exceptional garden rarely found with a house of this nature. It comprises a raised seating area to the rear of the house with a pathway leading to a large expanse of lawn framed by mature trees and shrubs. It offers a world of possibilities for more green fingered buyers, whether in terms of cultivation, landscaping or room for outbuildings.

Overall, this is a superb opportunity for those looking to put their own stamp on a warm and welcoming period home, within walking distance from the vibrant centre of Abergavenny. 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 in Abergavenny town centre (NP7 5EU) follow Monk Street (A40) north to the traffic lights. At this point the road becomes Hereford Road. Continue straight for 400 yards before taking the 3rd left into Park Crescent. The What3Words reference is ///bicker.veto.doubt

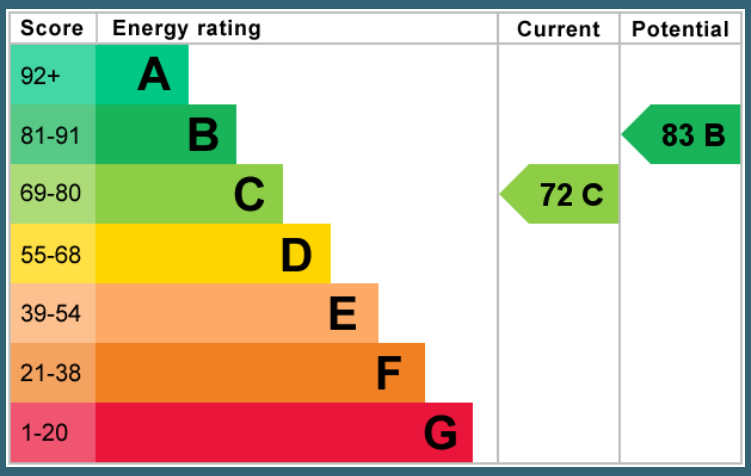
USEFUL information

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 Openreach/Ogi) 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 Leasehold with 865 years remaining (999 years from 1892). 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.

TOTAL AREA: APPROX. 85.9 SQ. METRES (924.9 SQ. FEET)



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