

35 VICTORIA STREET

ABERGAVENNY | MONMOUTHSHIRE | NP7 5LG



P) parrys

WELCOME TO 35 VICTORIA STREET

A well-presented two-bedroom terraced property, tastefully decorated throughout with neutral tones and situated in the heart of the historic market town of Abergavenny. Courtyard enclosed with railings to the front, enclosed rear garden.



- Pretty terraced house within walking distance of town
- Open plan sitting/dining room, kitchen, 2 bedrooms and bathroom
- Front courtyard enclosed with railings, enclosed lawned rear garden
- On street parking

THE PROPERTY

The front entrance door opens into a spacious living area with plenty of room for dining table and chairs and seating area. This versatile space has wood effect laminate flooring and an alcove with built-in cupboard and bookshelves. The modern, well fitted kitchen comprises a range of wood-effect base and wall cupboards with integrated appliances including dishwasher, washing machine, fridge, freezer, microwave and electric oven with inset hob and stainless steel extractor over, all complemented by contemporary metro tiled splashbacks and spotlights. A double-glazed door leads to the rear garden.

To the first floor are two bedrooms and a modern bathroom with laminate flooring, metro tiles and white bathroom suite with shower over the bath.



OUTSIDE

The front of the property has an enclosed flagstone courtyard enclosed by with wrought iron railings. To the rear is a patio area with a couple of steps up to the lawn with stepping stones leading to a flower border. The pleasant, well-maintained garden is enclosed by wooden fence panels and is dotted with mature shrubs. The garden can be accessed at the rear via a shared path.



INFORMATION

Price: £230,000

EPC Rating: D. 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 buyers should make their own enquiries.

Services: We understand that the property is connected to mains electricity, gas, water and drainage. Gas-fired central heating.

Broadband: Full fibre broadband available to order, subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: EE is good indoors and outdoors. Three is variable indoors and good outdoors. 02 and Vodafone and good outdoors. Please make your own enquiries via Ofcom.

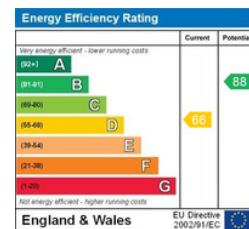
Title: The house is registered under Title Number CYM50182 – a copy of which is available from Parrys Rentals.

Agent's Notes: Please note the photographs and video were taken in 2023 when the property was furnished and let. The house is now empty. In accordance with the Estate Agent's act 1979 please note that the property is being sold by a person connected to Parrys. A new gas fired Worcester Central Heating boiler was installed in 2022.

Directions: Walking from Tudor Street, turn into Baker Street, continue and then turn left by the library. Continue walking down Victoria Street until you reach the property on the right hand side.

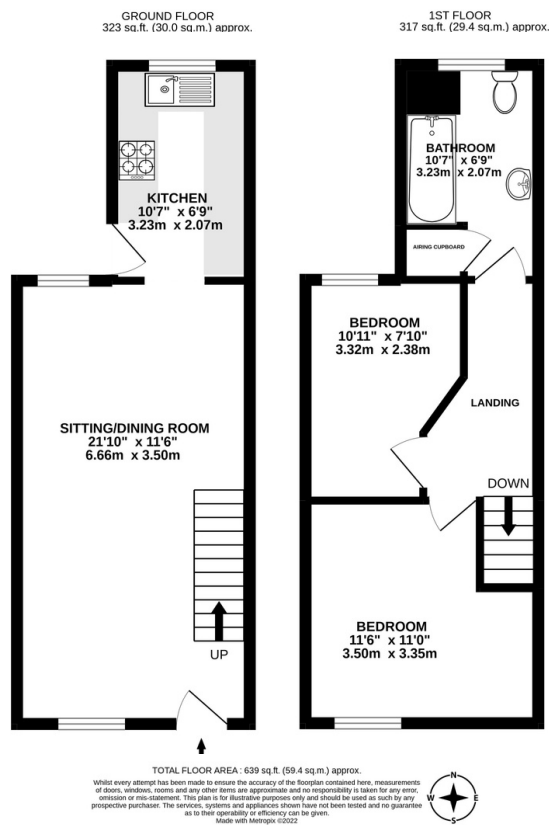
What 3 Words: ///surely.reduction.relaxing

Location: Victoria Street is a short walk from Abergavenny town centre which offers a range of amenities including high street and independent shops, primary and secondary schools, doctors, dentists, a library, theatre and cinema. Abergavenny plays host to markets and events throughout the year, including the popular annual Food Festival, and the area is renowned for its range of 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 and M50 motorways and the A465 for the Heads of the Valleys. Abergavenny has a mainline railway station allowing access to local and national routes. London Paddington can be reached in less than 3 hours by train.



Watch the video tour here





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

Parrys Abergavenny Registered : 21 Nevill Street, Abergavenny NP7 5AA. Parrys Property (Abergavenny)
LLP Registration Number: OC314727. Parrys Rentals (Abergavenny) LLP Registration Number: OC386932



@parrysestateagents

P parrys

Ahead of the curve