



Christie Residential

YOUR HOME, HANDLED WITH CARE

Tel: 01873 852221

Web: christieresidential.co.uk

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North Street,
Abergavenny
£325,000

- ♥ Victorian Terraced House
- ♥ Three Bedrooms
- ♥ Extended Ground Floor
- ♥ Insulated Garden Office





About this property

A charming three-bedroom Victorian terraced property, ideally positioned on the sought-after western side of Abergavenny. Within easy reach of the town centre and falling inside the catchment area for Cantref Junior School, the home blends period character with comfortable, well-balanced living spaces throughout. The ground floor comprises an entrance hall, a sitting room, dining room with log burning stove, and a generous kitchen. The bathroom is also a particularly good size and can be found on the ground floor. Upstairs there are two double and one single bedrooms, bedrooms two and three have lovely views of Christchurch and The Bloreng mountain beyond. Bedroom one looks out over the rear garden and has a delightful window seat. Externally there is a well appointed and insulated home office to the immediate rear of the house and the large rear garden enjoys superb combination of lawn, areas of patio, shrubs flowers and vegetable planters. There is a useful brick built storage shed at the far end of the garden. This is a delightful home that enjoys an excellent location within easy reach of Abergavenny town centre and a wide range of local amenities.

About the location

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Bloreng 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 central Abergavenny follow Monk Street north to the traffic lights. Turn left into Park Road and continue for approximately 0.5 miles to the roundabout. Take the 2nd exit and then the first right into North Street. What3words reference: wallet.drama.owned

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. Superfast broadband is available (provided by Openreach) 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.

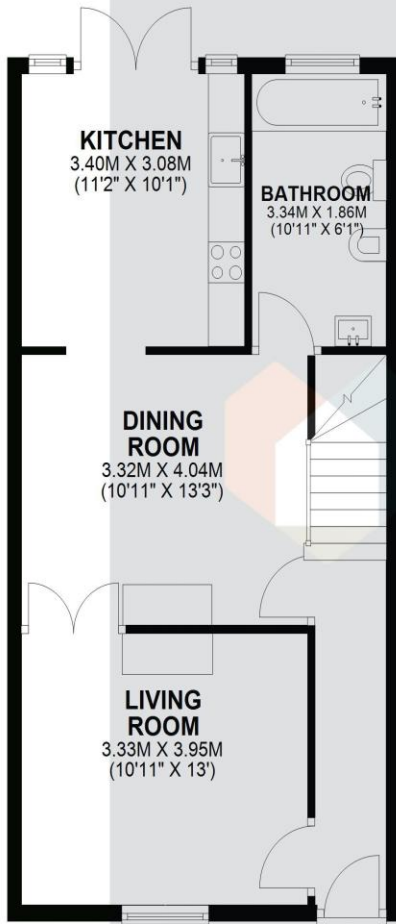
VIEWING: Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

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.

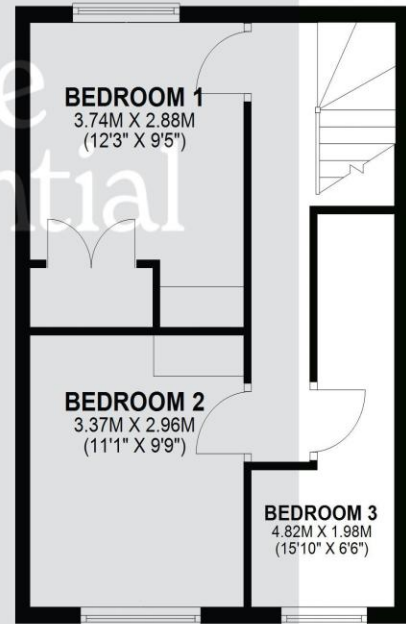
GROUND FLOOR

APPROX. 61.7 SQ. METRES (664.0 SQ. FEET)



FIRST FLOOR

APPROX. 36.0 SQ. METRES (387.0 SQ. FEET)



TOTAL AREA: APPROX. 97.6 SQ. METRES (1051.0 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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