



Orchard Close

Skenfrith, Abergavenny NP7 8UG

Estate Agents

Taylor & Co

Abergavenny

Asking Price
£155,000

Orchard Close,

Skenfrith, Abergavenny, Monmouthshire NP7 8UG

PLEASE NOTE THIS PROPERTY HAS BEEN FLOOD DAMAGED AND IS ONLY SUITABLE FOR CASH BUYERS

Abergavenny 12 miles | Monmouth 8 miles | Ross-on-Wye 10 miles | Hereford 15 miles | A traditional middle terraced house situated in a favoured historic location
Beautiful location within the small parish of Skenfrith | Hallway | Sitting Room
Kitchen /Diner (NO FITTINGS) | Utility Room (NO FITTINGS) | Ground floor Bathroom (NO FITTINGS) | Three bedrooms | Double glazing
Front and rear gardens | Off road parking at the rear | Views over farmland from the rear

A traditional middle terraced house that has been the subject of flood damage and will require quite extensive repair and refurbishment. There are currently no fitments or facilities within the property hence is unlikely to be mortgageable and therefore only suitable for cash buyers. The accommodation comprises an entrance hall, ground floor bathroom, large sitting room, kitchen/diner and utility room whilst to the first floor are three bedrooms. There is a mature garden to front overlooking St Bridget church with a shared central pathway with number 2 and an alleyway giving access to the rear. The rear garden includes an external oil boiler (not working), small patio area, lawn and covered parking space.

SITUATION | The small parish of Skenfrith is situated alongside the B4521 amidst some of the most beautiful countryside Monmouthshire has to offer with the river Monnow meandering through its stunning rural landscape and is renowned locally

for its medieval 13th century castle and church of St Bridget, both of which are of significant historical interest. The parish provides a community hall and popular pub/restaurant, Primary schooling is available just a short drive away at Cross Ash with secondary schooling at Monmouth and a bus service for both collects at the end of the lane. There is a small shop and garage in the nearby village of Broadoak and more extensive shopping facilities are available at Monmouth, Abergavenny, Ross-On-Wye and Hereford.

ACCOMMODATION

The accommodation is planned over two floors as shown in brief below.

GROUND FLOOR ACCOMMODATION COMPRISING:

Entrance Hall
Bathroom with no fittings

Sitting Room with dual aspect windows
Kitchen/Diner with no fittings or sink
Utility room

FIRST FLOOR ACCOMMODATION COMPRISING:

Landing
Bedroom one with dual aspect windows
Bedroom two
Bedroom three

OUTSIDE

GARDENS | Garden to the front with shared entrance gate and central pathway with number two extending through a central alleyway and giving access to the rear. The rear garden includes a small, paved patio area, level lawn and pergola with external oil boiler. At the rear of the garden is a parking area accessed via a right of way along a service lane.

GENERAL

Tenure | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

Services | Mains electric and water, oil fired central heating and private shared drainage are connected to the property.

Council Tax | Band D (Monmouthshire County Council)

EPC Rating | Band E

Flood Risk | Very high flood risk from rivers or surface water according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Number CYM407577. We are not aware of any restrictive covenants associated with the property, for further details, speak to the Agent.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property.

Broadband | Full fibre broadband connection available. According to Openreach.

Mobile network | Three, EE, Vodafone indoor coverage. Limited O2 according to Ofcom.

Viewing Strictly by appointment with the Agents

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Reference AB574





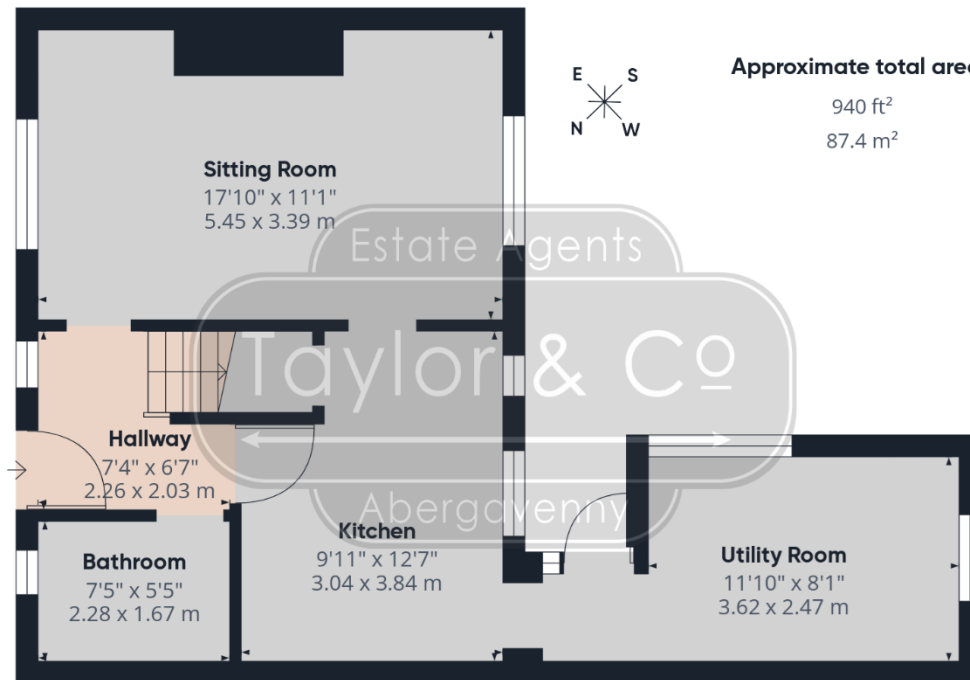


Floorplan

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Abergavenny



Approximate total area⁽¹⁾

940 ft²

87.4 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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These particulars have been compiled with reference to our obligations under THE DIGITAL MARKET, COMPETITION & CONSUMER ACT 2024: Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.