

CHRISTIE

R E S I D E N T I A L

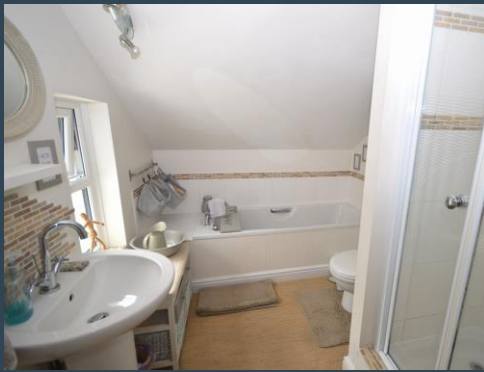


26 OXFORD STREET, ABERGAVENNY, NP7 5RP

A well-presented two bedroom end terrace Victorian house located in a quiet residential cul-de-sac to the north of Abergavenny town centre. Retaining a wealth of character and period features, the property benefits from two reception rooms and a charming south facing rear garden.

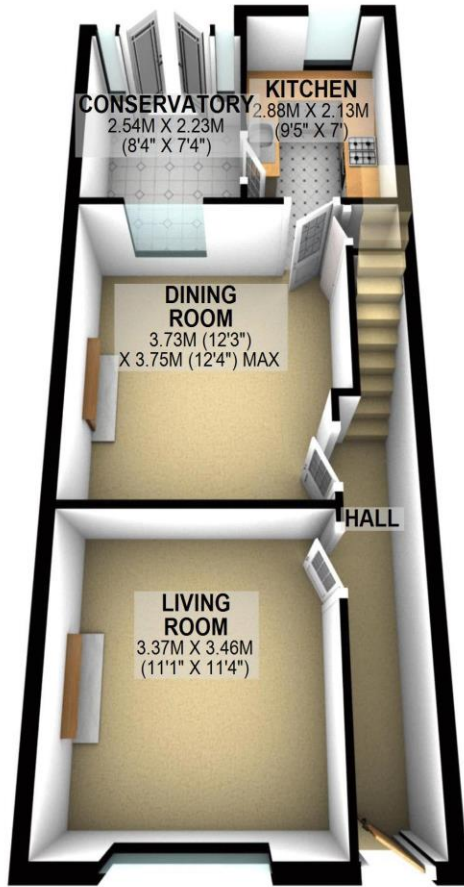
- Victorian End Terrace House
- Two Bedrooms
- Living Room
- Separate Dining Room With Fireplace
- Four Piece Bathroom
- Charming South Facing Garden

PRICE £259,950



GROUND FLOOR

APPROX. 46.0 SQ. METRES (495.0 SQ. FEET)



FIRST FLOOR

APPROX. 39.4 SQ. METRES (424.4 SQ. FEET)



TOTAL AREA: APPROX. 85.4 SQ. METRES (919.4 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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ABOUT THIS PROPERTY

An attractive, stone fronted, two bedroom end terrace Victorian home located on a popular residential cul-de-sac, approximately half a mile from the vibrant town centre of Abergavenny. The property has been substantially improved by the current owners to create a stylish modern home that is beautifully presented throughout. The ground floor accommodation comprises an entrance hall, bright and airy living room, separate dining room with an open fireplace, and kitchen. In addition, there is conservatory accessed from the kitchen with doors to the garden. Upstairs there are two generous double bedrooms, and a four piece family bathroom. The garden enjoys a pleasant southerly aspect with a paved patio to the fore, perfect for outdoor dining, leading to an area of lawn. With further benefits including gas central heating and double glazing this is a superb home in a perennially popular residential part of Abergavenny.

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, a high street comprising of recognized chains and local department stores, leisure centre, a number of churches and Nevill Hall Hospital. 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, the Chamber Music Society 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. Furthermore there is a large bus station with an extensive range of routes to neighbouring towns and villages and as far afield as Cardiff. For further information on school catchment areas and community provisions go to www.monmouthshire.gov.uk or call 01633 644488.

DIRECTIONS

From our office take Monk Street (A40) north. After the traffic lights take the 2nd right into Oxford Street. The property can be found at the far end on the right hand side.

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.

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.