



OAKLEIGH, 22 GROSVENOR ROAD

Abergavenny, Monmouthshire NP7 6AH

- * Semi-detached house in popular residential area
- * Spacious living accommodation
- * Two bedrooms
- * Garden and driveway parking
- * EPC rating D

£950 pcm



To book a viewing call **01873 859237**

www.parrys.com

21 Nevill Street, Abergavenny, Monmouthshire NP7 5AA

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Step Inside

Situated in a popular residential area a well-presented two-bedroom semi-detached house with spacious living accommodation. In brief the property comprises: entrance hallway, lounge with bay fronted window leading to dining room, door to the kitchen fitted with a range of base/wall units and space for cooker, utility room with space for white good appliance, and cloakroom. To the first floor, the principal bedroom to the front of the property benefits from fitted wardrobes, a further second double bedroom and bathroom with bath and separate shower cubicle. The property is fully double glazed and benefits from a gas central heating system. EPC rating D

Step Outside

The property has driveway parking, a spacious patio area with useful storage shed and rear garden which has been mainly laid to lawn.

Location

The historic market town of Abergavenny offers a wide range of amenities including primary and secondary schools, independent shops alongside high street stores, several supermarkets, doctors', dentists', and a general hospital. There are good leisure facilities plus a cinema, theatre, library, numerous public houses, and many highly regarded restaurants both within the town and the surrounding villages. The area is well known for being the 'Gateway to Wales' and is on the doorstep of the breathtaking Brecon Beacons with the Monmouthshire & Brecon Canal a short distance away for beautiful walks. Abergavenny offers a bus station, mainline railway, and excellent transport links via the A465, A40, A449 and onto the M4/M5 and M50 motorway networks.

Services

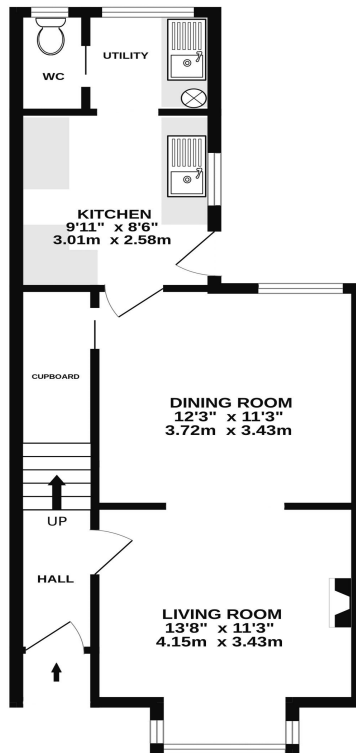
We understand that the property is on mains water (metered), drainage, gas and electric. Local Authority: Monmouthshire County Council. Council Tax Band: Tax band D Please note that the Council Tax banding was correct as at date property listed. All applicants should make their own enquiries.

Energy performance certificate Rating D - to view the full EPC please visit: <https://find-energy-certificate.service.gov.uk/energy-certificate/8248-6029-9860-9050-8972>

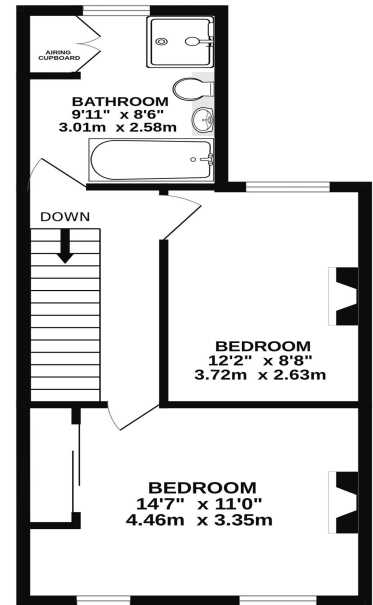
Broadband

Standard, superfast & ultrafast broadband available subject to providers terms and conditions. Networks in the area Ogi and Openreach. Please make your own enquiries

GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



22 GROSVENOR ROAD, ABERGAVENNY, NP7 6AH

TOTAL FLOOR AREA : 898 sq.ft. (83.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 05/2014



via: <https://www.openreach.com/fibre-broadband>
Mobile EE, Three, O2 and Vodaphone (Indoors and Outdoors). Please make your own enquiries via: <https://checker.ofcom.org.uk/eng-gb/mobile-coverage>

Agent's Notes

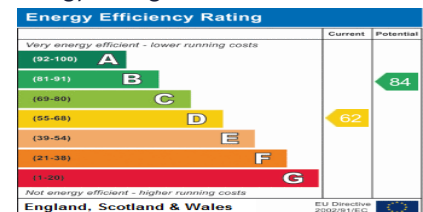
Please note, loft area is excluded.

Directions

From Abergavenny Town centre A40, at the traffic lights turn left onto Hereford Road, then continue up the road, take the right hand turning onto Grosvenor Road, the property can be found on the left-hand side.



Energy Rating



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