



28 OXFORD STREET

Abergavenny, Monmouthshire NP7 5RP

- * Attractive period two bedroomed terraced house
- * Requiring some updating and modernisation
- * South facing garden with views toward the Bloreng Mountain
- * Cul de sac location with on street parking
- * Popular area on the fringe of town centre
- * No onward chain
- * EPC Rating - C

Offers in Excess of £250,000



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Overview

An attractive two bedroomed stone fronted period house set in an established residential area on the edge of Abergavenny town. The house requires some updating and modernisation and provides an opportunity to add modern fixtures and fittings to this much loved family home. Within walking distance of local amenities, a wider range can be found in the town which is less than a mile away.

Step Inside

Believed to be built circa 1887 the accommodation has well proportioned rooms with high ceilings, typical of the period. From the porch, enter the welcoming entrance hall which provides access to the principal living areas. To the ground floor are two reception rooms, presently configured as a spacious dining room and a sitting room with built in cupboard under the stairs. Steps down to a kitchen/ breakfast room fitted with a range of base and wall cupboards. Space for appliances and part conservatory style roof. Stairs rise from the entrance hall to a first floor landing with access to the two large double bedrooms and steps down to the family bathroom.

Step Outside

Located in a cul de sac, the house is set back from the street with a small paved courtyard to the front, enclosed by a low level wall. The south facing rear garden is generous in size and enjoys views towards the Blorenge Mountain. The garden layout includes a patio and extensive areas set aside for planting and is enclosed with wooden fencing.

Location

The property is circa a mile from the town centre where amenities include banks, a wide variety of shops and cafes, doctors, dentists, primary and secondary schools, library, theatre and cinema. Abergavenny plays host to markets and events throughout the year, including the popular annual Food Festival and is renowned for its range of high quality restaurants within the town and surrounding areas. There are good road links from Abergavenny 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.

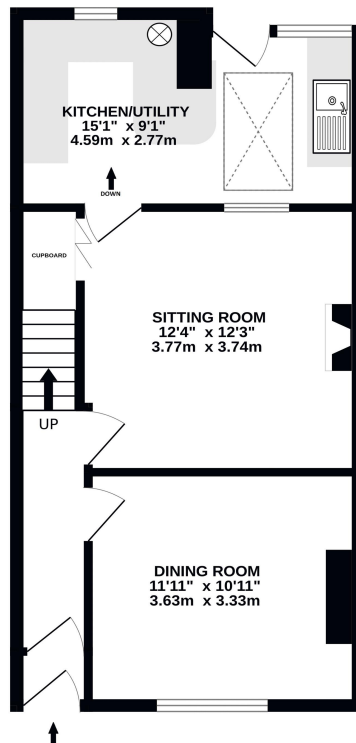
Services

We understand that the property is on mains gas (gas boiler serviced in 2024), electric, water and drainage.

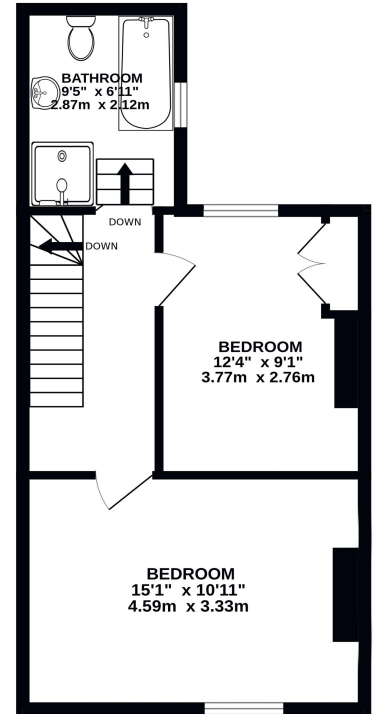
Broadband:

Standard, superfast and gfast fibre broadband available subject to providers terms and conditions. Please visit: <https://www.openreach.com/fibre-broadband>

GROUND FLOOR
469 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



28 OXFORD STREET, ABERGAVENNY, NP7 5RP

TOTAL FLOOR AREA : 875 sq.ft. (81.3 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 5/2024.



Mobile:
EE, Three, 02 and Vodaphone (Indoors and Outdoors). Please check with service providers and mobile availability: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure
Freehold.

Local Authority
Monmouthshire County Council.

Council Tax
Band D.
Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

Agent's Notes
We are advised that there is a Pedestrian right of way to the rear of the property for neighbouring property at number 26.

Fixtures and Fittings
Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.

Directions
From Abergavenny town centre take the Hereford Road (B4521). After passing the Esso garage, continue for approximately 0.2 miles and then take the right-hand turning into

Oxford Street, proceed along this road and continue over the junction. The property can be found on the right hand side.



Energy Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91+) A			88
(81-90) B			
(71-80) C		71	
(61-70) D			
(51-60) E			
(41-50) F			
(31-40) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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