



3 VICTORIA STREET

ABERGAVENNY | MONMOUTHSHIRE | NP7 5DS

3 Victoria Street

A well-presented two-bedroom terraced property, decorated throughout with neutral tones and situated in the heart of the historic market town of Abergavenny. Being offered with no onward chain.

- Victorian period terraced house
- Two bedrooms, one with en suite
- Two reception rooms
- Low maintenance rear garden
- Off road parking to the rear of the property
- Within walking distance of Abergavenny town centre
- Offered with no onward chain

STEP INSIDE

The front door opens into the entrance hall, providing access to the front facing sitting room and the second reception room with views looking out to the rear garden. The modern kitchen is fitted with a range of base and wall cupboards, integral fridge, oven and electric hob. From the kitchen there is a bathroom and external door leading out to the rear garden.

Stairs rise from the entrance hall to the first floor where there are two bedrooms, both benefiting from built in storage and one with an en-suite shower room. Most of the rooms are fitted with vertical blinds.





STEP OUTSIDE

The front of the property has an enclosed flagstone courtyard with wrought iron railings. The rear garden is mainly laid to lawn, to the end of the garden is gravelled area with a wrought iron gate which can accommodate parking for one vehicle, there is also a useful outbuilding for storage which is fitted with power, water supply and drainage for a washing machine.

LOCATION

Victoria Street is a short walk from Abergavenny town centre which offers a range of amenities including high street and independent shops, primary and secondary schools, doctors, dentists, a library, theatre and cinema. Abergavenny plays host to markets and events throughout the year, including the popular annual Food Festival, and the area is renowned for its range of high quality restaurants within the town and surrounding areas. There are excellent road links 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. London Paddington can be reached in less than 3 hours by train.

DIRECTIONS

Walking from Tudor Street, turn into Baker Street, continue and then turn left by the library. Continue walking down Victoria Street until you reach the property.

PRICE

Offers in Excess of £250,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

D. To view the full EPC please visit the www.gov.uk

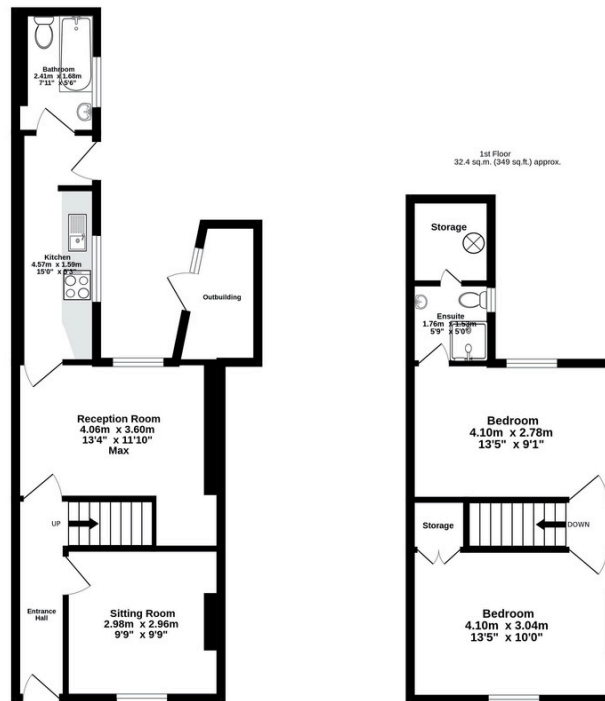
LOCAL AUTHORITY

Monmouthshire County Council.

COUNCIL TAX

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

Ground Floor
40.3 sq.m. (434 sq.ft.) approx.



TOTAL FLOOR AREA: 72.7 sq.m. (783 sq.ft.) 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 misstatement. 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.
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SERVICES

We understand that there is mains electricity, water and drainage connected to the property.

Broadband:

Standard and superfast fibre broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile:

EE and Three are both available inside and outside, O2 and Vodafone are limited indoor but available outside. Please make your own enquiries via Ofcom.

TITLE

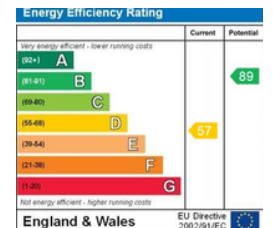
The house is registered under Title Number CYM563348 – a copy of which is available from Parrys.

AGENT'S NOTES

Right of access across neighbouring properties gardens, a mutual agreement has been put in place between no.5 and no.3 that this is restricted by a fence.

Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers.

Scan to view video of the house





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