

CHRISTIE

R E S I D E N T I A L



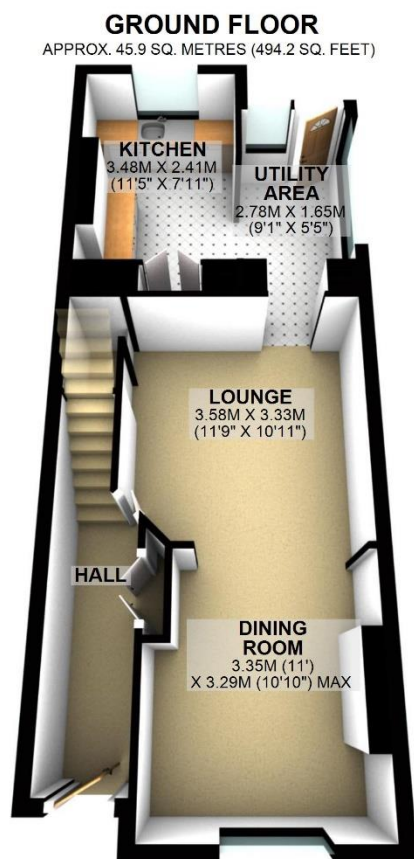
142 ST. HELEN'S ROAD, ABERGAVENNY, NP7 5UU

A two bedroom Victorian end of terrace house conveniently located for access to Abergavenny town centre and a wealth of amenities. In need of refurbishment the property affords well proportioned accommodation and benefits from a west facing rear garden and no onward chain.

- Victorian End Of Terrace
- Two Bedrooms
- Lounge & Dining Room
- Refurbishment Opportunity
- West Facing Rear Garden
- Popular Residential Location

PRICE	£179,950
-------	----------





TOTAL AREA: APPROX. 83.8 SQ. METRES (902.4 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	17 G	

CHRISTIE

R E S I D E N T I A L

ABOUT THIS PROPERTY

A Victorian end of terrace house, located in an established residential area a short distance from the wide-ranging amenities of Abergavenny town centre and the riverside walks of Castle Meadows. In need of refurbishment to include the installation of a central heating system, the property affords well-proportioned accommodation throughout. The ground floor accommodation comprises an entrance hall which leads to the through lounge/dining room and a separate kitchen with the possibility of creating a further utility or dining area. Upstairs there is a 13' principal bedroom running across the front of the house, a second bedroom, large bathroom and landing. The west facing garden which enjoys views north of the Deri and Rholben Mountains, is largely laid to patio with a timber shed at the rear. Offered with no onward chain.

ABOUT THE LOCATION

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Blorenges 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, weekly retail and farmers markets, a high street comprising of recognized chains and local department stores, leisure centre, a number of churches and Nevill Hall Hospital. 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 on Cross Street (NP7 5EU), follow Monk Street north to the traffic lights. Turn left into Park Road and continue through the town taking the fourth available left turn into Commercial Street. Take the first right into St Helens Road whereupon the property can be found on the right hand side just before the end of the road.

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.