



4 Ross Road, Abergavenny. NP7 5LT
£225,000
Tenure Freehold

- MID TERRACE PROPERTY
- THREE BEDROOMS
- WALKING DISTANCE TO TOWN CENTRE
- NO ONWARD CHAIN
- REAR COURTYARD
- IN NEED OF REFURBISHMENT

Situated within walking distance of Abergavenny town centre, this extended three bedroom mid terrace property comprises, entrance hall with stairs to the first floor, a generous open living / dining room, fitted kitchen with wall and base units and rear door leading to a rear courtyard. A ground floor 3 piece bathroom. To the first floor three double bedrooms and storage cupboard.

The property is in need of refurbishment, ideal for first time buyers / investment property. Viewing is highly advised.

The town centre of Abergavenny has a number of independent shops, bakery's, restaurant, pubs and even a cinema. The town also has a number of different supermarkets, leisure facilities, dentist and doctor's surgeries as well as a hospital., St Marys Church and Swan Meadows for walks. The town benefits from a bus station and train station with links to Cardiff, Bristol, London Manchester and the Midlands.

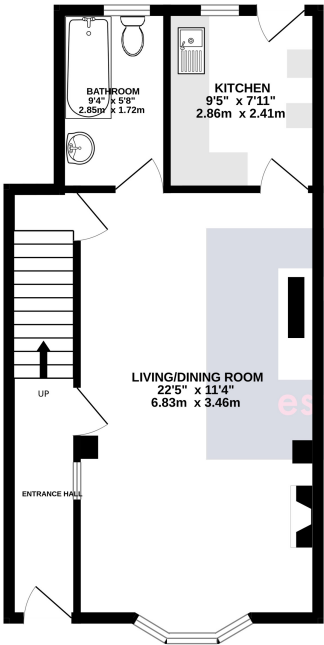
Services:

Mains Gas, electricity, water and drainage.

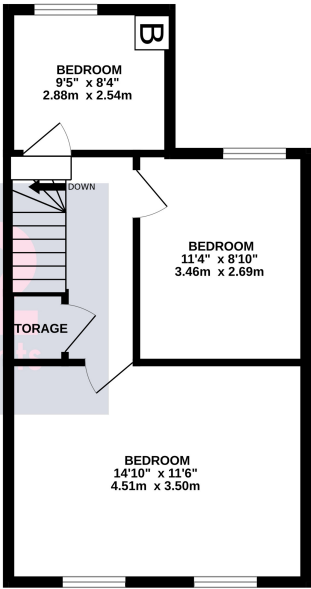
Council Tax Band:

C

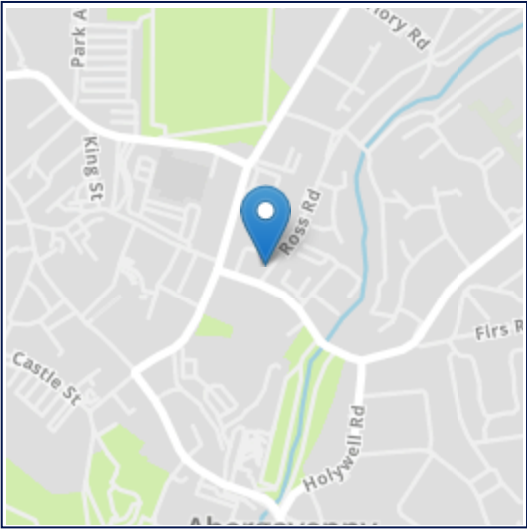
GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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