



**Lower Monk Street
Abergavenny
Monmouthshire
NP7 5NA**

Offers in Excess of £230,000

bettermove

Lower Monk Street Abergavenny

Bettermove are delighted to welcome to the market this charming two bedroom terraced house in Abergavenny.

The property benefits from triple glazing and gas central heating throughout. There is parking available on street with a permit at a cost of £60 per year. The council tax band is C.

The interior of this beautifully-presented property comprises a spacious lounge and kitchen/breakfast room on the ground floor. The first floor consists of two bedrooms and the family bathroom. There are two attic rooms on the second floor which could be used as additional bedrooms, subject to relevant planning permissions.

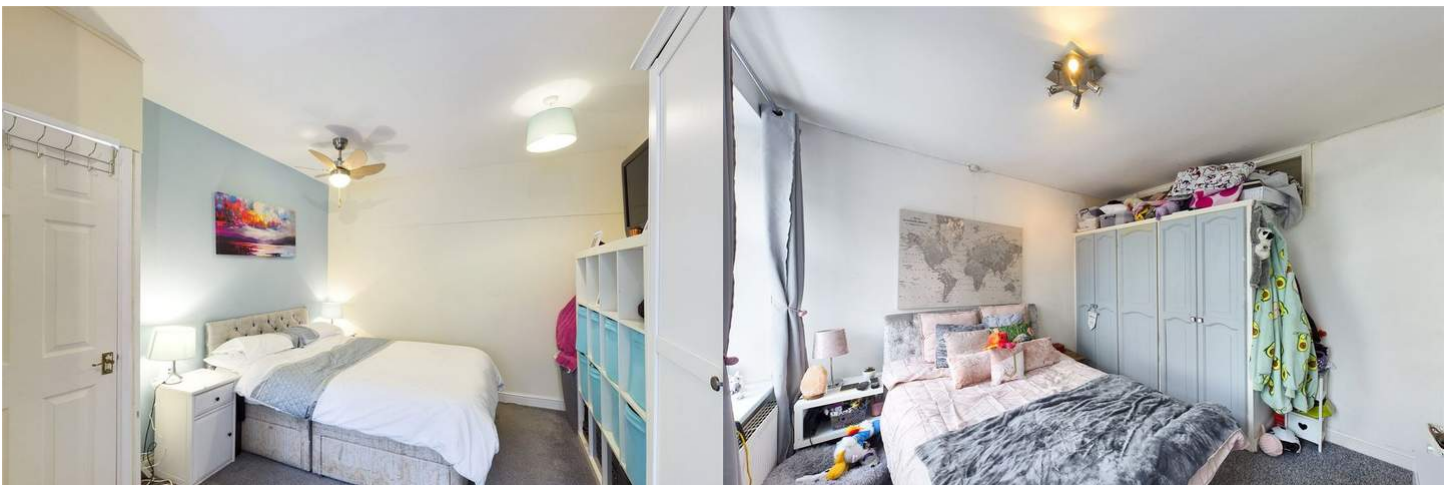
Situated in the popular town of Abergavenny, the property is close to a wide range of amenities including supermarkets, shops, restaurants and pubs. Transport connections can be found from the A40, A465, A4042 and Abergavenny rail station.

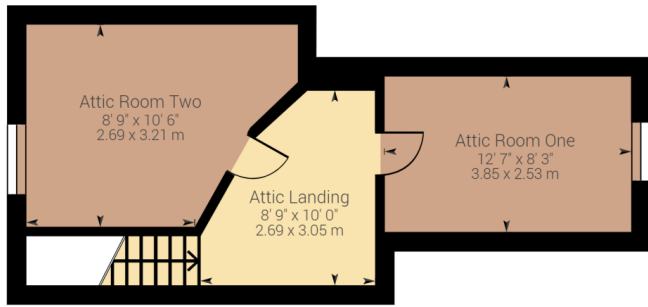
This exciting investment opportunity should not be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

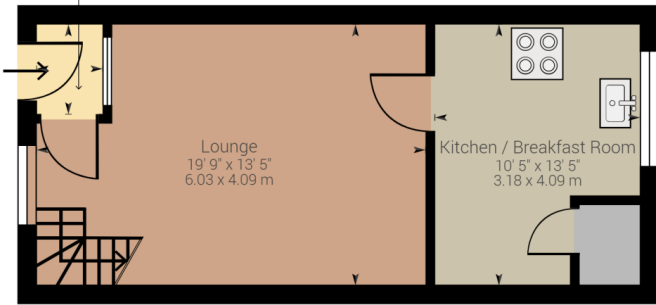
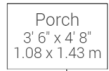
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.

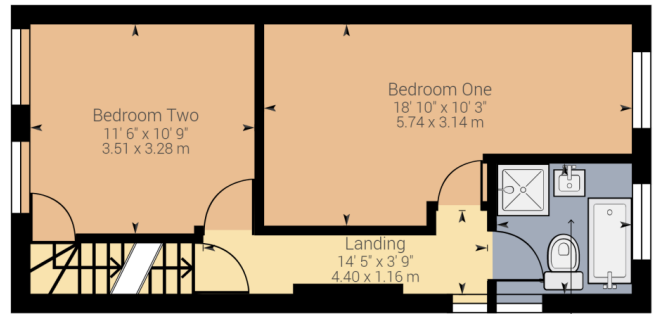




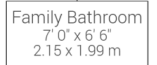
2nd Floor



Ground Floor



1st Floor



Approximate net internal area: 1128.79 ft² / 104.87 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



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