



2 Nursery Way, Abergavenny. NP7 6DJ
£385,000
Tenure Freehold

- SEMI-DETACHED PROPERTY
- OPEN PLAN KITCHEN DINNING ROOM
- PARKING FOR MULTIPLE VEHICLES
- BUILT IN 2018
- TWO/THREE BEDROOMS
- POPULAR RESIDENTIAL LOCATION
- WALKING DISTANCE TO BAILY PARK
- ENCLOSED REAR GARDEN

Immaculately presented this 2/3 bedroomed property is located in an established residential area within a reasonable walk of the town centre. The property comprises entrance hallway leading off to living room, kitchen / dining room ground floor shower room and third bedroom which could also be used as a second reception room. To the first floor two double bedrooms with views towards the Blorenge mountain and a four piece family bathroom. *Potential buyers should be aware that there is no vehicular access to this property from Park Crescent. This access point is for pedestrians only.*

Abergavenny town centre has a wide range of amenities including doctors and dentists, a library, banks, individual shops, supermarkets, bakers, butchers', cafes and restaurants.

Abergavenny also has train and bus stations, theatre, cinema and leisure centre with swimming pool together with primary and secondary schools.

The town hosts various events throughout the year including the popular Food Festival. Abergavenny and the surrounding areas are well known for quality restaurants and food producers.

Services:

Maind Gas, Electric, water and drainage.

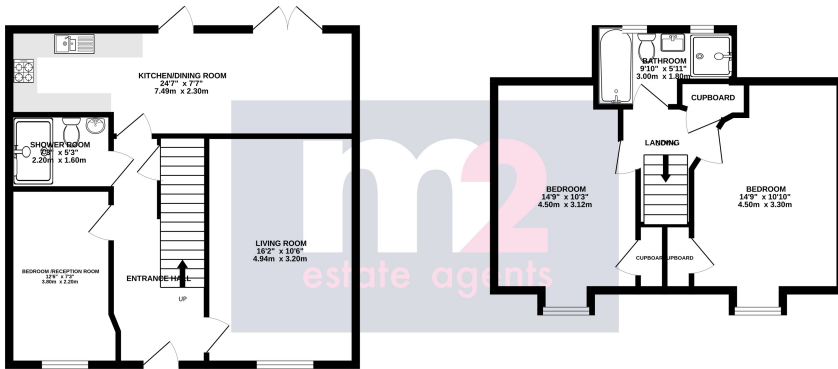
Council Tax Band:

D

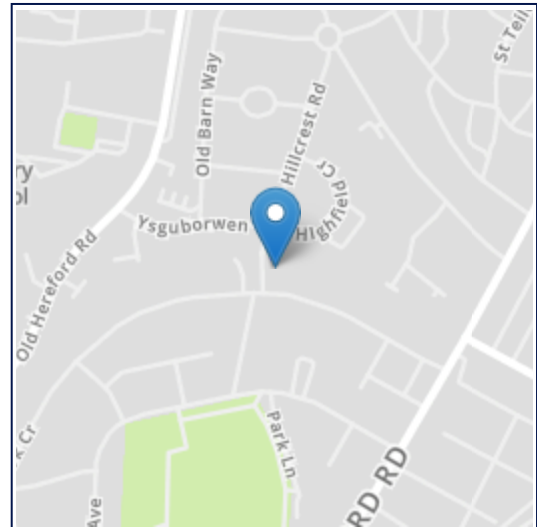


GROUND FLOOR

1ST FLOOR



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+)		92
A		
(81-91)	82	
B		
(69-80)		
C		
(55-68)		
D		
(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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