



45a Victoria Street, Abergavenny. NP7 5DS

£245,000

Tenure Freehold

- MID TERRACE PROPERTY
- OPEN LIVING / DINING ROOM
- ENCLOSED REAR GARDEN
- TWO DOUBLE BEDROOMS
- RENOVATED THROUGHOUT
- WALKING DISTANCE TO TOWN CENTRE

Situated on a residential street on the outskirts of Abergavenny Town Centre. This well presented mid terrace property comprises, open living room through to dining room. Newly fitted kitchen and three piece shower room on the ground floor. To the first floor two double bedrooms. To the outside a patio area leading to a raised landscaped lawn and garden shed. Pedestrian rear access. The property has been renovated over a few years by the the current owners to a high standard. The location is conveniently located within walking distance to Abergavenny Town Centre, Linda Vista Gardens and Castle Meadows.

Ideal first time buy or investment property. Viewing is highly recommend.

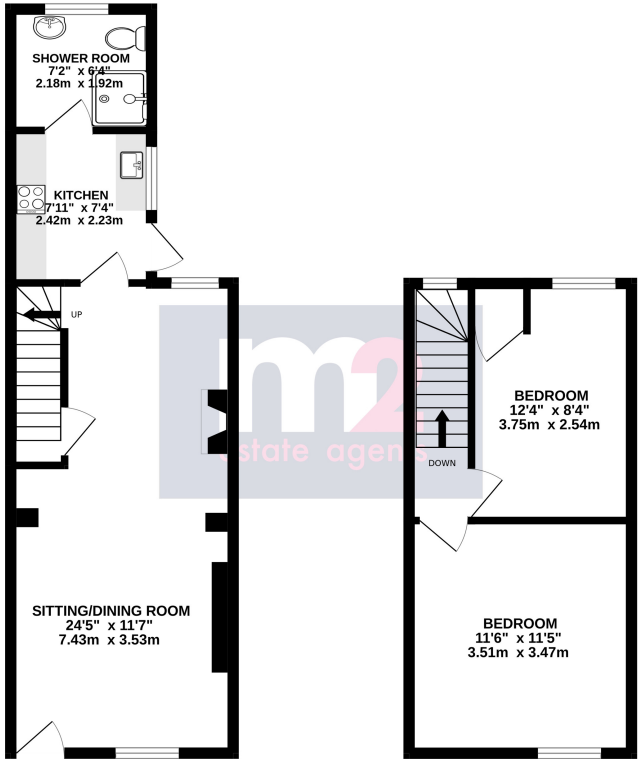
Conveniently situated for Abergavenny Town Centre with a choice of primary schools and a secondary school. The town centre offers all necessary amenities such as doctors and dentist surgeries, a number of supermarkets, independent shops, butchers, cafes, restaurants and pubs as well as its own cinema and library. The town is also the perfect commuters town as it accommodates a bus and train station. Easy access to all major road links. It is also an extremely picturesque town well known for its walks and bike trails through the mountains and along the river Usk and Monmouthshire and Brecon Canal.

Services:
Mains Gas, Electric, Water and Drainage.
Council Tax Band:
Band C.

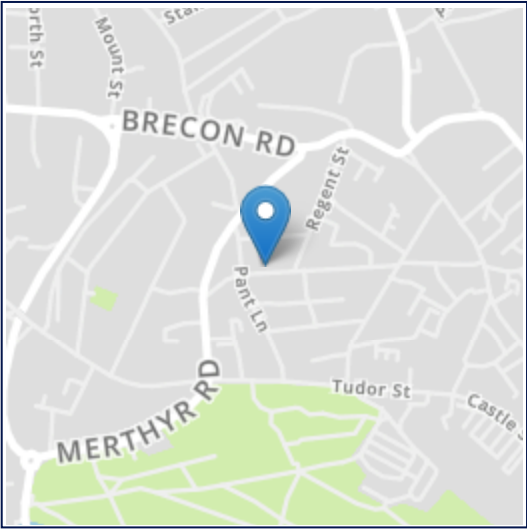


GROUND FLOOR
375 sq.ft. (34.9 sq.m.) approx.

1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 667sq.ft. (62.0 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	
(69-80)	C	
(55-68)	D	64
(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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