



2 Albert Place, Princes Street, Abergavenny.

NP7 5BN

£210,000

Tenure Freehold

- SEMI-DETACHED PROPERTY
- TWO BEDROOMS
- DOUBLE GLAZING THROUGHOUT
- PAVED REAR GARDEN
- GROUND FLOOR BATHROOM
- NO ONWARD CHAIN

Positioned with pedestrian access only, at the end of Albert place, just off Princes Street in Abergavenny, this Two Bedroom Semi-Detached Cottage is an ideal purchase for a First Time Buyer, and is ideally located close to the town centre. The home benefits from Gas Central Heating via a combination boiler and Double Glazing. Externally there is a side garden and a small rear yard. (It should be noted that the property has previously benefitted from planning permission for a two storey side extension) Internally the accommodation comprises: Lounge, Kitchen/Breakfast Room, Two Bedrooms and Bathroom on the ground floor. Offered with Vacant Possession! Early Enquiries Advised.

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 provides ample travel with the train and bus station and is close to all major road links. It is also an extremely picturesque town well known for its walks and bike trails through the mountains, along the river Usk.

Services:

Mains Gas, electricity, water and drainage.

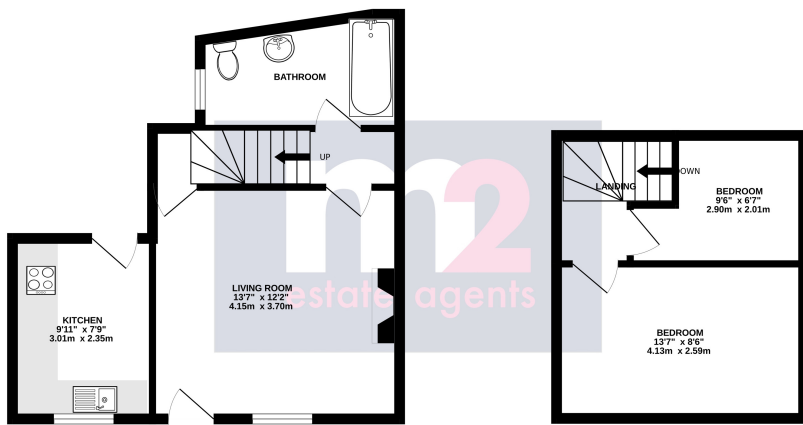
Council Tax Band:

Band C.

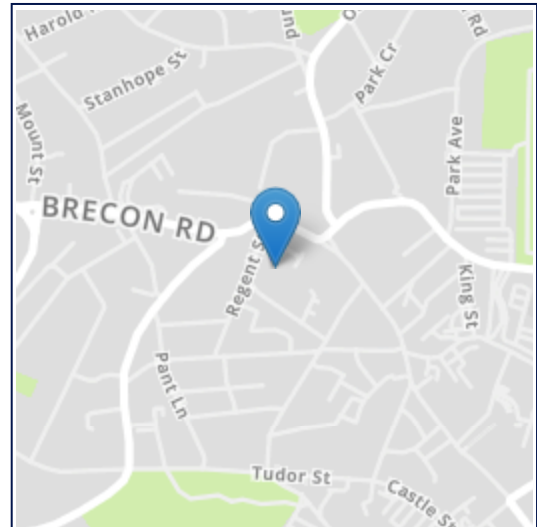


GROUND FLOOR

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+)	A	
(81-91)	B	86
(69-80)	C	
(55-68)	D	60
(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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