

**15 Highfield Crescent, Abergavenny. NP7  
6DA  
£259,950  
Tenure Freehold**

- SEMI DETACHED PROPERTY
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- FRONT AND REAR GARDENS
- VIEWS OF SURROUNDING MOUNTAINS
- NO ONWARD CHAIN



Situated on the outskirts of Abergavenny, this Three Bedroomed Semi-Detached House which requires modernisation and updating throughout offers excellent potential and provides good size accommodation which comprises: Entrance hall, two reception rooms, kitchen, cloakroom, two double bedrooms and a single bedroom, and shower room to the first floor. The home benefits from Gas central heating, Upvc double glazing, front and rear gardens. The rear garden can be accessed from a lane and there is adequate space for a garage subject to planning consent. This property is also offered with no onward chain!

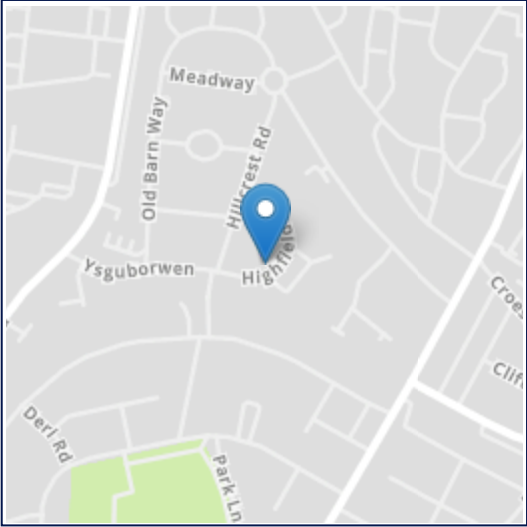
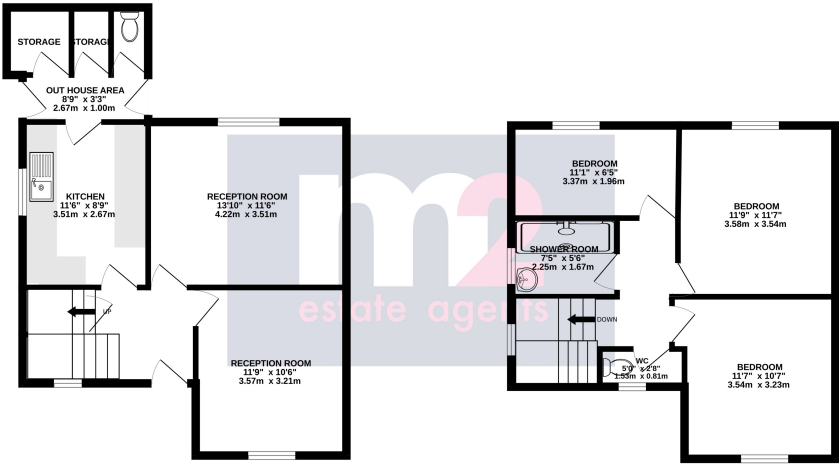
Conveniently situated for Abergavenny Town Centre with a choice of primary schools and a secondary school. The town centre offers all necessary amenities such as doctors and dentist surgeries, a number of supermarkets, independent shops, butchers, cafes, restaurants and pubs as well as its own cinema 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  
540 sq.ft. (50.2 sq.m.) approx.

1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



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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