



2 bed terraced house to buy in

New William Street, Blaenavon, Pontypool,
Torfaen, NP4 9JN

£70,000 Starting Bid

 x 2  x 1  x 1

Tenure

Freehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **B**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **Solar PV (Photovoltaic) panels**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **Cable**
- ✓ Mobile signal: **Good**

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

This fantastic Two double bedroom, stone built terraced property situated in Blaenavon, a renowned world heritage site is being sold by auction as the home owner has already bought her new property so this one is ready to go, just requires a little updating/modernisation so grab yourself a great buy with this stone built cottage, as it offers it all, space, a quirky layout, great location with fantastic views across Blaenavon and this would make an ideal Air B&B due to its location, with a free car park up the Road, and on Road parking, or an amazing first time buy as this one is ready to go... so be quick so not to miss out.

Features solar panels that are included with the sale and property and give a return of estimated around £700 tax free FIT income per Year plus lower energy bills, a multi fuel burner fitted in the living room which will also remain, a great layout throughout with the addition of two basement rooms with heating so these can easily be used for additional living space as ready to use... and accessed from stairs direct from the lounge area.

The rear garden does not disappoint with a flat garden space again with some amazing views and a side access available.

Please note, any viewings or offers that take place from this moment must be placed through the auction T&Cs as per the Sellers agreement.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £70,000

Property Type: Terraced House

Parking: On Street

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas, Wood Burner

Electric: Solar PV (Photovoltaic) panels

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

Entrance Porch

Open Plan Lounge/Dining Room

6.90m x 4.20m (22'7" x 13'9")

Kitchen

2.40m x 2.20m (7'10" x 7'2")

Bathroom

2.80m x 1.30m (9'2" x 4'3")

First Floor

Landing

Bedroom 1

4.00m x 3.30m (13'1" x 10'9")

Bedroom 2

3.60m x 3.20m (11'9" x 10'5")

Basement Room 1

3.00m x 4.00m (9'10" x 13'1")

Basement Room 2

3.60m x 4.00m (11'9" x 13'1")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		92
(81-91) B	88	
(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

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Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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