



## 2 bed end of terrace house to buy in NP11

Upper Viaduct Terrace, Crumlin, Caerphilly, ., NP11 3PH

**£80,000** Starting Bid

 x2  x1  x1

Tenure  
**Freehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ LOUNGE
- ✓ KITCHEN / DINER
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

BEING SOLD VIA SECURE SALE ON LINE BIDDING .TERMS & CONDITIONS APPLY .

THIS 2 BEDROOM END OF TERRACE PROPERTY, TASTEFULLY DECORATED THROUGHOUT, SEMI RURAL SURROUNDINGS TO THE REAR,CLOSE TO ALL LOCAL AMENITIES.

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £80,000

Property Type: End of terrace house

Parking: On Street

Construction materials: Stone built

Roofing type: Slate tiles

Known property issues: Japanese Knotweed

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: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

## **ENTRANCE**

Via UPVC double glazed front door.

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## **LOUNGE**

Approximate size 4.49m x 3.00m. Double glazed window with blinds, multiple power points, and wall mounted decorative electric fire, radiator, and plain plastered walls.

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## **KITCHEN / DINER L SHAPED**

Approximate size 4.41m x 4.10m.

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## **KITCHEN AREA**

Freestanding and wall mounted units around with worktops, white brick effect wall tiles around, breakfast bar, built in gas oven and hob with an extractor fan above, stainless steel sink unit with a mixer tap, plumbed for washing machine, vinyl flooring, and double glazed door leading to the rear garden

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## **DINING AREA**

Plain plastered walls laminate wood effect flooring, radiator, double glazed window with blinds, and wall mounted Gas Boiler.

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## **LANDING AND STAIRS**

Fitted carpet in a grey colour, and double glazed tilt and turn window at the top of the stairs.

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## **BATHROOM**

Modern 3 piece suite in white with shower style bath, mixer shower, wash hand basin, W.C., tiled from floor to ceiling, radiator, double glazed window, radiator, and vinyl flooring.

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## **BEDROOM 1**

Approximate size 4.50m x 3.00m. Plain plastered walls, fitted carpet, multiple power points, double glazed window with blinds, and radiator.

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## **BEDROOM 2**

Approximate size 4.40m (max) x 2.21m. Double glazed window, radiator, power points, and laminated wood effect flooring.

## **Outside:**

TO THE FRONT

Enclosed forecourt area.

TO THE SIDE

Wooden gate to the side leading off the lane.

TO THE REAR

Good sized terrace garden, patio area with ground above ideal for a vegetable garden or keeping chickens.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>		54	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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