

**Auction**

3 bed semi-detached house to buy in NP22

Cripps Avenue, Cefn Golau, Tredegar, Blaenau Gwent, NP22 3PB

£65,000 Starting Bid

 x3  x1  x2

Tenure

Freehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Semi-detached family house
- ✓ Open plan Kitchen/Diner
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Joe Nicholson
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

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

Red Kite Estate Agents are pleased to offer for sale this three-bedroom semi-detached home in Cripps Avenue, Tredegar.

The ground floor comprises an entrance hallway with stairs to the first floor, a lounge and a spacious kitchen/diner with a door to the rear garden. The first floor comprises a landing with a loft hatch, three bedrooms and a bathroom.

Outside, both the front and rear gardens provide plenty of room, while also offering the keen gardener an opportunity to create their own tranquil haven. Side access via gate.

AGENTS NOTES - This property is Cornish Unit non-standard construction and does not hold a PRC Certificate and therefore is suitable for cash buyers only.

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.

Located in Tredegar, you'll have access to lovely local walks, good schools, and shops right on your doorstep.

Conveniently located for access to the A465 Heads of the Valley Road and train station at Rhymney. This property is within easy reach of local shops and amenities.

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'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 7.2% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £65,000

Property Type: Semi-detached house

Parking: On Street

Construction materials: Insulated concrete framework

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: 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 Hallway

Stairs to first floor, understairs storage are, radiator.

Lounge

4.00m x 3.40m (13'1" x 11'1")

(into alcoves).

Kitchen/Diner

6.00m x 2.60m (19'8" x 8'6")

Landing

Loft access.

Bedroom 1

2.80m x 3.20m (9'2" x 10'5")

Bedroom 2

2.60m x 3.60m (8'6" x 11'9")

Bedroom 3

2.80m x 2.30m (9'2" x 7'6")



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Cripps Avenue, Cefn Golau, Tredegar, Blaenau Gwent, NP22 3PB

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

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