

3 bed semi-detached house to buy in NP11

Gelli Crescent, Risca, Newport, Caerphilly, NP11 6PR

£150,000 Starting Bid

x 3 x 1 x 2

Tenure

Freehold

Driveway & Garage parking

Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- Immediate 'exchange of contracts' available
- SEMI DETACHED
- 3 BEDROOMS
- EPC Rating C

Key Information

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

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- Flexible viewing slots
- Accompanied viewings

Description

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

Pattinson Auction in connection with Davis and Sons welcomes you to the sale of this lovely 3 bedroom semi detached house, with a garage and additional off road parking in a popular location near to Risca town centre. Access from Gelli Crescent is through the mature front garden, you enter the house through a porch which leads to the hall where you will find the cloakroom/wc, through a door you will find the nice size lounge with a patio door giving access to the front garden, the lounge opens to the dining room which has lovely views through the patio door to the rear garden, then a door takes you to the kitchen which also takes in those nice views. There is a range of wall and base units and a door to the side leading to the side garden, through a second door you will find yourself back in the hall. On the first floor you will find the 3 bedrooms and the wet room, bedroom 1 has those nice views and doors that take you to the wet room, with an electric shower over the shower area. Outside you will find mature gardens and seating areas to the front, side and rear with the views from the rear garden, access to the gated off road parking can be found at the rear, the single garage is accessed from Gelli Crescent. The house is located close to Risca town centre with very good transport links including the train station and a good range of local shops, supermarkets and amenities. There is good access for schools for all ages. Contact us to arrange a viewing of this house with no ONWARD CHAIN.

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'.

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 6% 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: D

Tenure: Freehold

Price: Starting Bid £150,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block

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

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

Porch

UPVC glazed entrance door to the side, double glazed obscured glass window to the front, glass panel door to:

Hall

Under stair storage cupboard, stairs to the first floor, laminate flooring, radiator, door to:

Lounge

3.98m x 3.72m (13'0" x 12'2")

Double glazed patio doors to the front leading to the front garden, feature fireplace, laminate flooring, radiator, opening to:

Dining Room

3.55m x 3.05m (11'7" x 10'0")

Double glazed patio doors to the rear leading to the rear garden with nice views, laminate flooring, radiator, door to:

Kitchen

3.55m x 2.37m (11'7" x 7'9")

UPVC glass panel entrance door to the side, double glazed window to the front with nice views, range of wall and base units, stainless steel sink with a chrome mixer tap, plumbing for a washing machine, space for a freestanding cooker with extractor over, tiled splashbacks, storage cupboard, radiator, door to the hall.

Cloakroom/w.c

Double glazed obscured glass window to the side, white toilet and wall mounted wash hand basin.

Landing

Double glazed window to the side, hatch to the attic space, doors to:

Bedroom 1

3.95m x 3.68m (12'11" x 12'0")

Double glazed window to the rear with views, built in wardrobe, radiator, door to the wet room.

Bedroom 2

3.49m x 3.69m (11'5" x 12'1")

Double glazed window to the front, 2 built in wardrobes, radiator.

Bedroom 3

2.56m x 2.55m (8'4" x 8'4")

Double glazed window to the front, built in single bed, radiator.

Wet Room

Double glazed obscured glass window to the front, white close coupled wc and wall mounted wash hand basin, shower area with electric shower over, extractor fan, chrome heated towel rail/radiator.

Front Garden

Steps down to a low maintenance garden with seating area and mature shrubs and planting, pathway leading to the main entrance and the side.

Side

Block paved and patio seating area, stone built boundary wall, entrance door to the kitchen with a covered area over, low maintenance gravelled area, access to the rear garden.

Rear Garden

Patio seating are with nice views which can be accessed by the patio doors to the dining room, mature shrubs and planting to the garden, access to the off road parking.

Garage

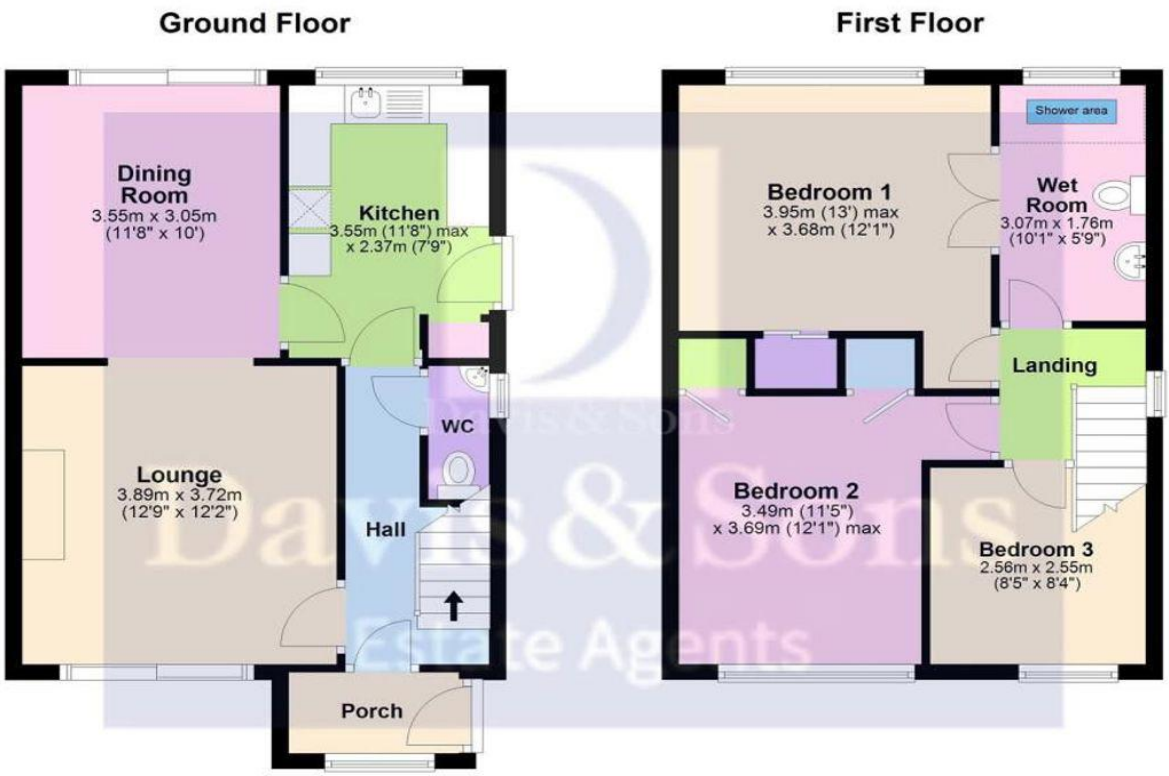
Single garage to the front with an up & over door.

Parking

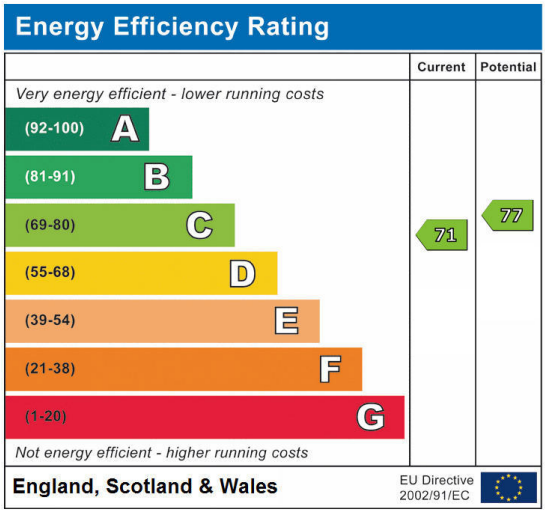
Block paved drive with gated access for off road parking of more than one car.

Views

Lovely views of the surrounding area.



This floor plan illustration is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. All measurements are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own source.
Plan produced using PlanUp.



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

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