

3 bed semi-detached house to buy in NP7

Orchard Close, Skenfrith, Abergavenny, Monmouthshire, NP7 8UG

£170,000 Starting Bid

x 3 x 2 x 1

Tenure

Freehold

Residents parking

Property features

- Being Sold via Secure Sale online bidding. Terms and Conditions
- Three Reception Rooms
- Village Location
- Corner Plot
- EPC Rating C

Key Information

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

Arrange a viewing

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Branch Manager
Midlands Auction

0121 661 8465
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- Flexible viewing slots
- Accompanied viewings

Description

The Property Hub are delighted to offer this extended three, potentially four bedroom semi-detached home, set within the desirable village of Skenfrith.

Upon entering, a spacious hallway with stairs to the first floor creates a welcoming first impression. To the right is a ground floor bathroom, fitted with a bath and shower attachment, sink and toilet. The bright and airy living room enjoys dual aspect windows

overlooking the front and side garden, and flows through to the open-plan kitchen/dining area. The kitchen provides space for essential appliances such as a cooker, fridge freezer and washing machine and opens seamlessly into the dining area, which benefits from windows and French doors leading out to the rear garden. A further reception room offers excellent flexibility, ideal as a second lounge, home office, or ground floor bedroom if desired.

Upstairs, the principal bedroom features built-in wardrobes and an en-suite. The ensuite is fitted with a macerator toilet, sink and double tray shower. A second double bedroom also benefits from built-in storage, while the third is a well-proportioned single room.

Externally, the property sits on a generous corner plot, with gardens mainly laid to lawn, complemented by flowering beds and two large storage sheds. While there is currently no formal parking, there is potential to create off-road parking to the front, with the current owners utilising space to the side of the property.

Ground Floor

Kitchen w: 13' 1" x l: 9' 10" (w: 3.99m x l: 3m)

Dining Area w: 12' 4" x l: 9' 10" (w: 3.76m x l: 3m)

Living Room w: 11' 4" x l: 17' 9" (w: 3.45m x l: 5.41m)

Reception Room w: 12' x l: 9' 10" (w: 3.66m x l: 3m)

Bathroom w: 5' 4" x l: 7' 4" (w: 1.63m x l: 2.24m)

First Floor

Bedroom 1 w: 11' 5" x l: 17' 6" (w: 3.48m x l: 5.33m)

Bedroom 2 w: 11' 4" x l: 9' 1" (w: 3.45m x l: 2.77m)

Bedroom 3 w: 8' 6" x l: 8' 6" (w: 2.59m x l: 2.59m)

Shower Room w: 9' 5" x l: 4' (w: 2.87m x l: 1.22m)

Outside

Garden

Front Garden

Buyer Information

Council Tax Band: D (Monmouthshire County Council)

Tenure: Freehold

Garden details: Private Garden

Electricity supply: Mains, Solar

Heating: Oil

Water supply: Mains

Sewerage: Treatment Plant

Broadband: ADSL, FTTP

Flood risk: Flooded in last five years, Flood defenses present

Source of flood: River

The property experienced flooding in November 2024, and was further affected during

the River Monnow flooding in November 2025.

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 nonrefundable 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 £170,000

Property Type: Semi-detached house

Parking: Residents

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: Yes

Flooded in last 5 years: Yes

Flood defences: Yes

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: Oil

Electric: National Grid

Water: Direct mains water

Sewerage: Domestic/small sewage treatment plants

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Poor

Dining Room

3.76m x 3.00m (12'4" x 9'10")

Pendant ceiling light with carpet and radiator. UPVC patio doors

Living Room

3.45m x 5.41m (11'3" x 17'8")

Ceiling light with tiled flooring. UPVC windows, radiator and log burner

Reception Room

3.66m x 3.00m (12'0" x 9'10")

Pendant ceiling light with tiled flooring. Radiator and UPVC window

Bathroom

1.63m x 2.24m (5'4" x 7'4")

Pendant ceiling light with tiled floor and walls. UPVC window. Bath and shower over. Sink, toilet and towel rail.

Bedroom 1

3.48m x 5.33m (11'5" x 17'5")

Pendant ceiling light with carpet flooring. Radiator and UPVC window. Built in wardrobe

Bedroom 2

3.45m x 2.77m (11'3" x 9'1")

Pendant ceiling light with carpet flooring. Radiator and UPVC window. Fitted wardrobe

Bedroom 3

2.59m x 2.59m (8'5" x 8'5")

Pendant ceiling light with carpet flooring. Radiator and UPVC window

Shower Room

2.87m x 1.22m (9'4" x 4'0")

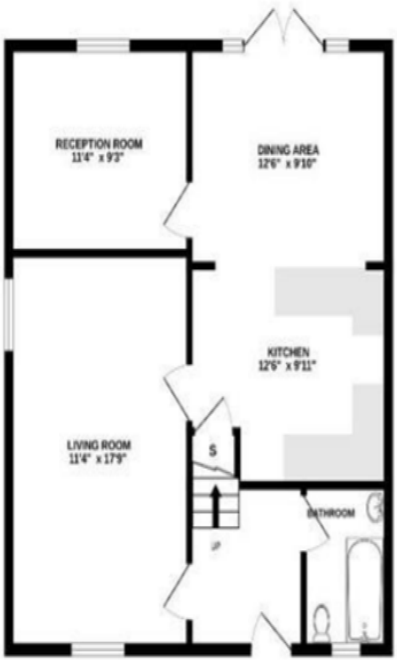
Shower cubicle with sink and toilet macerator

Kitchen

3.99m x 3.00m (13'1" x 9'10")

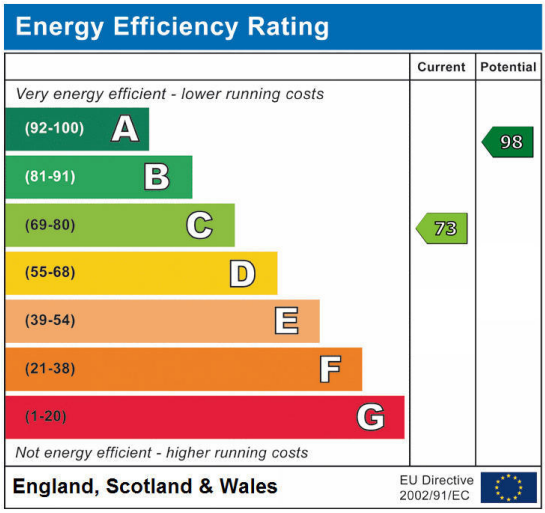
Ceiling light with vinyl flooring. Space for washing machine, fridge freezer and cooker. Store cupboard/pantry.

GROUND FLOOR
643 sq.ft. approx.



1ST FLOOR
417 sq.ft. approx.





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

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