



Guide price: £85,000+

### Two Bedroom End-Terrace House

56 East Pentwyn  
Blaina  
Gwent  
NP13 3JF

### OVERVIEW

For sale by online auction, a two bedroom end-terrace house. The accommodation is arranged over ground and first floors.

On the ground floor, there is a living room at the front of the property, to the left hand side of the entrance hall and stairs to the first floor. The kitchen is at the end of the hallway on the right hand side, between the living room and rear reception room. A set of interconnecting doors provide access between the living room and reception room.

To the first floor, there are two good size double bedrooms and one bathroom.

There is gas central heating via traditional wall mounted radiators. Windows are double glazed.

Externally, to the front of the property there is a low maintenance garden behind a brick wall with a gated entrance. To the rear of the property, there is a driveway providing off road parking and a single storey flat roof outbuilding.

## Lot No. 2

Auction date: 9 & 10 April

### Floor Area

Total floor area of approx. 94 m<sup>2</sup> / 1,012 ft<sup>2</sup> (taken from EPC)

### Council Tax

Rated within council tax band A.

### EPC

<https://find-energy-certificate.service.gov.uk/energy-certificates/3918-0064-6102-0428-0902>

### Broadband Checker

<https://www.broadband.co.uk/checker/>

### Tenure

Freehold.

### Legal Pack

<https://www.johnpye.auctiondocs.com/>

### Guide Price

£85,000+

### Buyer's Premium

3% (min. £4,500) inc. VAT.

### Viewings

Please contact John Pye Property.  
property@johnpye.co.uk or 0115 9706060.

### FEATURES

- Online auction date 9 & 10 April
- Two bedroom end-terrace house
- Freehold
- Sold with vacant possession
- Opportunity to add value
- Guide Price £85,000+
- First floor bathroom
- Spacious bedrooms and living areas
- Rear driveway providing off road parking
- Block paved and gravelled front garden

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