



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Victoria Terrace Tredegar

£120,000



- Mid Terrace Home In Popular Location
- Immaculately Presented Throughout
- Two Double Bedrooms
- Modern Fitted Kitchen
- Perfect First Time Buy / Investment
- Close to Schools & Amenities
- Spacious Dual Aspect Lounge/Diner
- East Facing Enclosed Garden
- Ground Floor Bathroom
- EPC: TBC | Council Tax: A | Tenure: Freehold

Ref: PRA11099

Viewing Instructions: Strictly By Appointment Only

General Description

This beautifully presented two-bedroom mid-terrace home is located in the desirable area of Georgetown, close to local schools and amenities. It is ideal for first-time buyers seeking a move-in-ready property.

The house is in excellent condition throughout and features a spacious, dual-aspect lounge/diner, perfect for relaxing or entertaining friends and family. The modern layout allows for seamless flow, with plenty of natural light and ample space for comfortable living. Off the lounge, you'll find a modern galley kitchen fitted with white gloss cabinetry and complementary white metro tiles. Completing the ground floor is a rear lobby that provides access to the garden and the bathroom. Heading upstairs, there are two generous double bedrooms, both well-proportioned and filled with light.

Outside, enjoy a delightful east-facing enclosed rear garden - low maintenance and ideal for morning sunshine, alfresco dining or simply unwinding after a busy day.

Additional benefits include being within easy walking distance of local schools, shops, amenities, and transport links - making everyday life effortless.

****ADDITIONAL INFORMATION****

EPC Rating | TBC

Council Tax Band | A (at the date the property was listed)

Tenure | We are informed that the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

Local Authority | Blaenau Gwent County Council

Parking | There is on-street parking to the front of the property.

Services | We understand that the property is connected to mains gas, electricity, water and drainage.

****AGENTS NOTE****

Consumer Protection from Unfair Trading Regulations 2008

Whilst every effort has been made to ensure accuracy, these sales particulars must not be relied upon. Please note that we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only and it must not be inferred that any item shown is included with the property.

Viewing | Strictly by appointment with the agents - Greg Roberts and Co

Accommodation

Entrance

uPVC and obscured double-glazed door into Entrance Hallway.

Entrance Hallway

Laminated flooring, textured ceiling, radiator, door to Lounge/Diner.

Open Plan Lounge/Diner

Laminated flooring, textured ceiling, radiator, white gloss door to useful under stairs storage cupboard, entrance to kitchen, carpeted stairs to first floor, uPVC and double-glazed window to rear, uPVC and double-glazed window to front.

Kitchen

Tiled flooring, smooth ceiling, range of white gloss base and eye level units, tiled splashbacks, stainless steel sink and drainer, integrated electric hob and oven with extractor fan over, space for fridge-freezer, space for washing machine, extractor fan, uPVC and double-glazed window to side, door to rear lobby.

Rear Lobby

Tiled flooring, textured ceiling, radiator, white gloss door to bathroom, uPVC and obscured double-glazed door to side.

Downstairs Bathroom

Tiled flooring, textured ceiling, part-tiled walls, panel-enclosed bath with 'Triton' electric shower over, pedestal wash hand basin, W/C, extractor fan, two uPVC and obscured double-glazed windows to rear, vertical radiator.

Landing

Carpet as laid, white gloss doors to bedrooms, loft access.

Bedroom 1

Carpet as laid, textured ceiling, radiator, uPVC and double-glazed window to front.

Bedroom 2

Carpet as laid, smooth ceiling, radiator, white gloss door to wardrobe housing a 'Maine' combi-boiler, uPVC and double-glazed window to rear.

Rear Garden

Courtyard area with steps leading to level laid artificial lawn, and further steps up to decked seating area, all within boundary walls and fencing.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band A





All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £225,000. From £225,001 to £400,000 - 6% of Purchase Price. From £400,001 to £750,000 - 7.5% of Purchase Price. From £750,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.