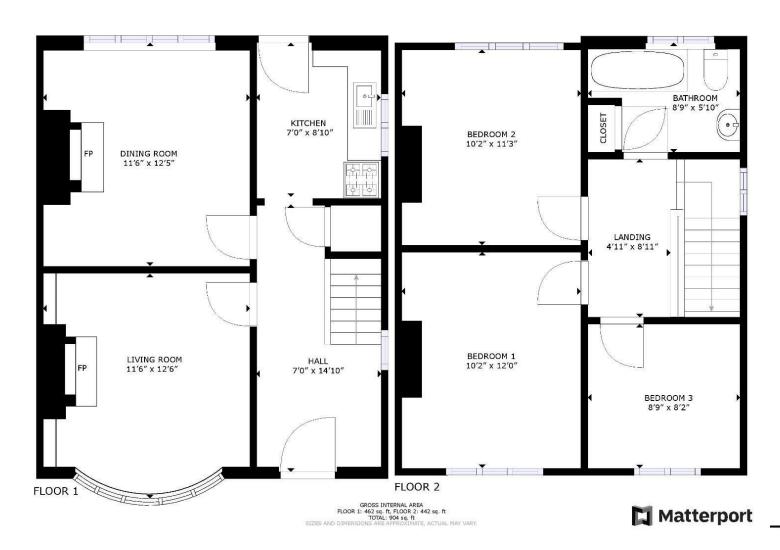
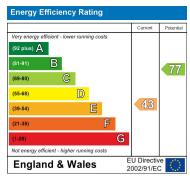
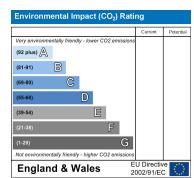
# 2 Harrowby Road, Mold, Flinshire, CH7 1DN









NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

# **MISREPRESENTATION ACT 1967**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Residential.

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**ESTATE AGENTS** 

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www.cavendishproperties.co.uk



# 2 Harrowby Road

Mold, Flinshire, CH71DN Auction Guide £95,000

TO BE SOLD BY PUBLIC AUCTION ONLINE AUCTION ON 27TH MARCH 2024.

A TRADITIONAL THREE BEDROOM DETACHED HOUSE WITH TWO RECEPTION ROOMS AND REAR GARDEN located in a convenient town centre position. In need of repair and full refurbishment whilst affording potential to provide an ideal family sized home. The accommodation with double glazing briefly comprises reception hall, living room, separate dining room, kitchen, first floor landing, three bedrooms and bathroom.

PLEASE BE AWARE THAT THESE DETAILS ARE OFTEN UPDATED AND SUBJECT TO CHANGE ANY TIME BEFORE THE AUCTION.

PLEASE NOTE BIDDING COMMENCES ON WEDNESDAY 27TH MARCH AND CLOSES ON THURSDAY 28TH MARCH.

Details of the Buyer's Premium and any additional fees payable are contained within the legal documents.

# 2 Harrowby Road, Mold, Flinshire, CH71DN

#### GENERAL

All the information provided on our website is for indicative purposes only and interested parties should refer to the contents of the legal pack and rely upon their own due diligence as a prudent bidder.

You must not rely on the information below and interested parties should view the full sales particulars and any addendums on the auctioneers website.

Details of the Buyer's Premium and any additional fees payable are contained within the legal documents.

For further information, please contact Pugh & Co Auctioneers: 0345 505 1200 / admin@pugh-auctions.com

#### **LOCATION**

The property forms part of this established cul de sac in a convenient position just off Earl Road to the centre of Mold. The High Street is within a short walk, which provides a comprehensive range of shops serving daily needs, Post Office and public Library, and local bus services.

# **GUIDE PRICE**

An indication of a seller's minimum expectation at auction and given as a "Guide Price" or a range of "Guide Prices". This is not necessarily the figure a property will sell for and is subject to change prior to the auction.

#### RESERVE PRICE

Each auction property will be subject to a "Reserve Price" below which the property cannot be sold at auction. Normally the "Reserve Price" will be set within the range of "Guide Prices" or no more than 10% above a single "Guide Price."

# THE ACCOMMODATION COMPRISES

# FRONT ENTRANCE

Part glazed wood panelled front door to reception hall.

#### **RECEPTION HALL**

2.13m x 4.27m (7' x 14'102)



Staircase to first floor with storage cupboard beneath with double glazed window, gas and electric meter points. Radiator, double glazed window to side gable, telephone extension point.

#### LIVING ROOM

3.51m x 3.81m (11'6" x 12'6")



Double glazed bow window to the front, tiled fireplace and hearth with open fire grate, shelving into alcoves to either side of chimney breast, telephone and TV aerial points, radiator.



# DINING ROOM

3.51m x 3.78m (11'6" x 12'5")



Double glazed window overlooking the rear garden, tiled fireplace and hearth, radiator.

# KITCHEN

2.13m x 2.69m (7' x 8'10")



In need of complete refurbishment and at present comprising marble effect work surfaces with inset sink unit with base cupboards and drawers beneath, double glazed window, radiator, gas boiler (not in use) and wood panelled exterior door to the garden.

## FIRST FLOOR LANDING



Double glazed window to the side gable, loft access.

# **BEDROOM ONE**

3.10m x 3.66m (10'2" x 12')



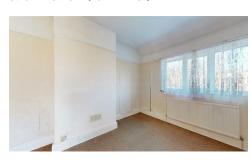
Double glazed window to the front, radiator.



# 2 Harrowby Road, Mold, Flinshire, CH71DN

# BEDROOM TWO

3.10m x 3.43m (10'2" x 11'3")



Double glazed window to the rear, radiator.

### **BEDROOM THREE**

2.67m x 2.49m (8'9" x 8'2")



Double glazed window to the front, radiator.

#### **BATHROOM**

2.67m x 1.78m (8'9" x 5'10")



Comprising panelled bath, pedestal wash basin with tiled splashback and low flush WC. Built in linen cupboard with slatted shelving, part tiled walls, radiator, double glazed window with frosted glass.

#### OUTSIDE

Gated pathway to the front of the property with further timber gate to the side leading through to the rear garden.

### **REAR GARDEN**



Rear garden with brick built store and derelict timber store.



identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

### **VIEWING**

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

DW/PMW

Amended NAD



# **DIRECTIONS**

From the agent's Mold office proceed up the High Street turning left at the traffic lights onto Earl Road. Harrowby Road will then be found on the right hand side immediately after the Post Office.

# **AGENTS NOTES**

#### **TENURE**

Freehold

# COUNCIL TAX

Flintshire County Council - Tax Band D.

## AML

AML - ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce