

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 14'10")



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.

**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.

**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

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