

2 Harrowby Road, Mold, Flintshire, CH71DN

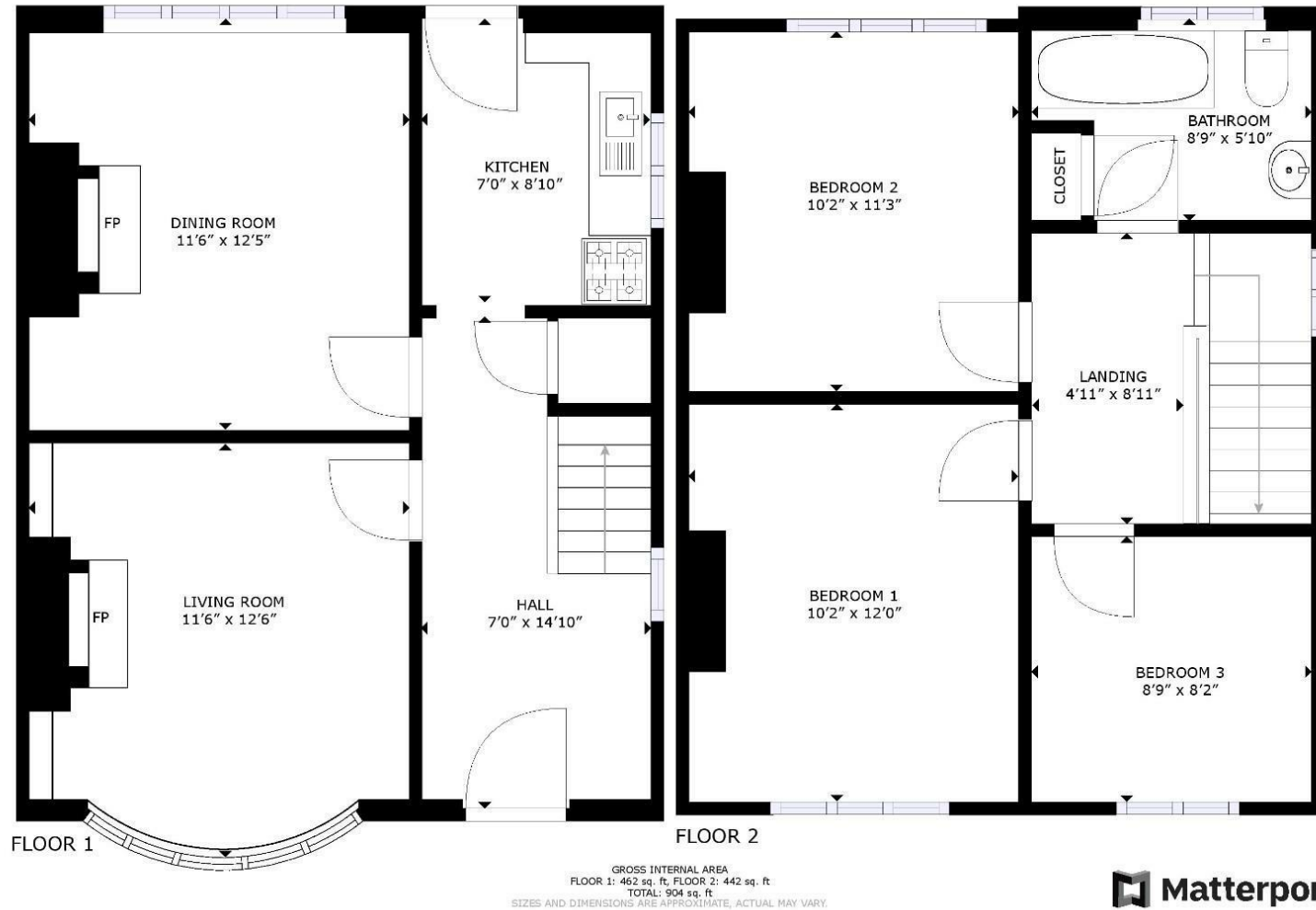
Cavendish
ESTATE AGENTS

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Energy Efficiency Rating	
Current	Potential
	77
43	

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

(82 plus) A

(61-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

2 Harrowby Road
Mold, Flintshire,
CH71DN

£95,000

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 Estate Agents Ltd.



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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 CLOSSES ON THURSDAY 28TH MARCH.

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

GENERAL

All the information provided on our website is for indicative purposes only

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.

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.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

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.

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