



Two Locks Road, Cwmbran

guide price £155,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- Great Access to Canalside walks
- Two reception rooms ideal for those working from home
- Good access to M4 motorway in both directions
- Off Road Parking



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About the property

Offered with no onward chain and benefitting from off road parking and two reception rooms, this house is in a lovely spot close to the canal. There is a large garden to the rear with a patio and lawn.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.





Accommodation

Auctioneer's Comments

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Living Room

14' 1" x 10' 2" (4.29m x 3.10m)

Two front facing windows, ceiling light, radiator, door to kitchen.

Dining Room

8' 8" plus recess x 10' 8" (2.64m plus recess x 3.25m)

Two front facing windows, ceiling light, radiator, wood laminate flooring.

Kitchen

6' 5" x 11' 2" (1.96m x 3.40m)

Rear facing window, ceiling light, fitted kitchen with a range of eye level and floor mounted units with work surface over, tiled splashbacks, sink drainer, oven with hob over, space for fridge freezer.

Utility Room

Opaque glazed window, ceiling light, WC, fitted cupboards with work surface over, space and plumbing for washing machine, wall mounted boiler.

First Floor Landing

Rear facing window, ceiling light, smoke detector, loft access.

Bedroom One

11' 2" x 13' 8" (3.40m x 4.17m)

Two front facing windows, ceiling light, radiator.

Bedroom Two

8' 9" plus recess x 9' 10" (2.67m plus recess x 3.00m)

Two front facing windows, ceiling light, radiator.

Bedroom Three

11' 9" x 6' 8" (3.58m x 2.03m)

Rear facing window, ceiling light, radiator.

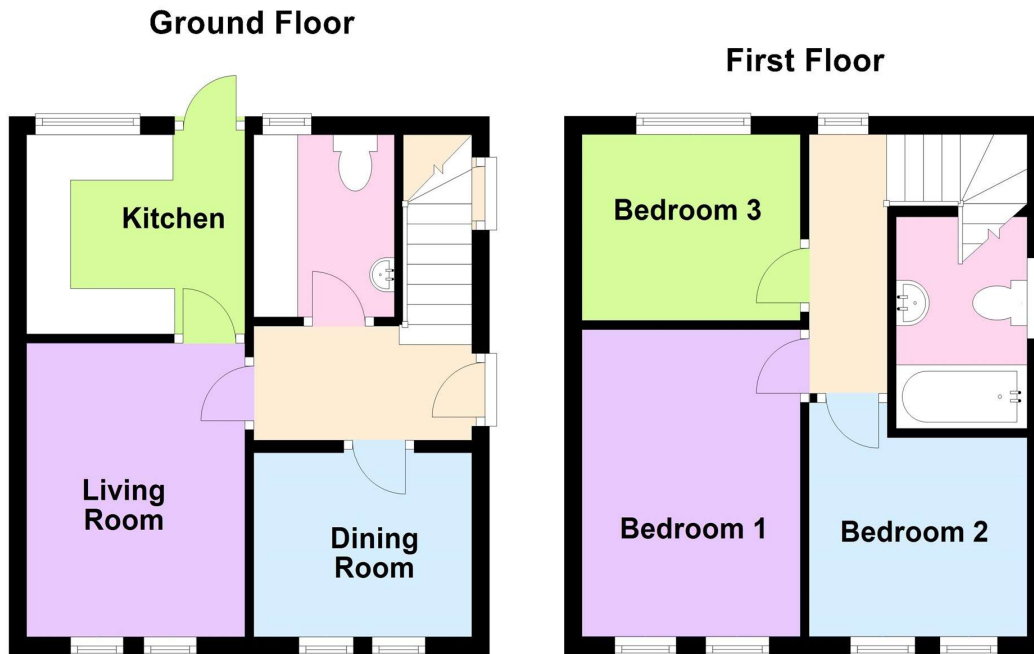
Bathroom

Opaque glazed window, panel bath, WC, wash hand basin, part tiled walls, stair bulkhead.

Outside

There is a long rear garden with lawn and a large patio.

Floorplan



this plan is for representation purposes only
Plan produced using PlanUp.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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