

# Victoria Street, £120,000

- Council Tax Band B
- Unusually Large Property
- Investment Potential HMO or Flats (Subject to Planning)
- Garden With Rear Access
- No Chain
- EPC Rating: D







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### About the property

A unique opportunity to purchase a substantial 4 bed mid-terrace property with no ongoing chain. This unusually large property would make a fantastic family home or rental investment.

On the ground floor you have an eat-in kitchen, WC, rear reception and front reception. To the first floor are 4 double bedrooms plus a family bathroom.To the rear you'll find a terrace and garden with rear lane access from which to enjoy countryside views. Investors take note: The vendor has informed us that this property has previously been operated as an HMO and has the potential to generate fantastic rental yields. With 2 entrances it also lends itself to splitting into flats (this would all need to be subject to planning/building regulations confirmation).

Viewing recommended - to book your appointment please call Peter Alan Maesteg on 01656 736136 or book your appointment online 24/7 at www.peteralan.co.uk.

### Accommodation

#### Living Room

19' 1" x 9' 2" ( 5.82m x 2.79m )

#### **Dining Room**

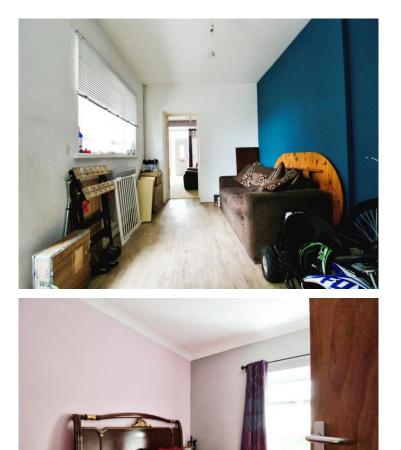
13' 6" x 9' 5" ( 4.11m x 2.87m )

#### **Kitchen**

13' 5" x 9' 5" ( 4.09m x 2.87m )

#### Bedroom

14' 6" x 9' 2" ( 4.42m x 2.79m )







Bedroom 2

9' 4" x 13' 5" ( 2.84m x 4.09m )

Bedroom 3

7' 4" x 9' 2" ( 2.24m x 2.79m )

Bedroom 4

11' 4" x 5' 6" ( 3.45m x 1.68m )

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## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



### **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 fitments 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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