



## Henry Street, guide price £70,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Double Bedrooms
- No On-Going Chain!
- Two Reception Rooms
- Council Band B
- Enclosed Rear Garden
- EPC Rating: C



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## About the property

Available for sale is this two bedroom mid terraced home in Neath. Conveniently located to Neath Town Centre with all of its amenities, including links to public transport, shops and schools.

Internally the property comprises of an entrance hall, lounge, dining room, kitchen and a shower room to the ground floor, while the first floors features two double bedrooms. To the rear of the property there is an enclosed garden.

Ideal first time buy or buy to let opportunity as the property offers potential to renovate and improve. Internal viewings are highly recommended, please contact Peter Alan on 01639 6351 15 to get booked in!

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.

## Accommodation

**Entrance Hall**- Entrance via a upvc door to the front with fitted carpets and a built in storage cupboard under the stairs. Doors leading through to the lounge and dining room.

**Lounge** - 13' 9" max x 9' 7" ( 4.19m max x 2.92m )

Fitted carpets with a upvc window to the front.

**Dining Room** - 11' x 13' 4" ( 3.35m x 4.06m )

Fitted carpets with a upvc window to the rear and a door leading to the kitchen. Carpeted stairs leading to the first floor.

**Kitchen**- 11' 5" x 8' ( 3.48m x 2.44m )

Fitted with a matching range of wall and base units with workspace over and one and a half sinks with a mixer tap. Space for a cooker, washing machine and a fridge freezer. Upvc window to the side with tiled flooring and splashbacks. Door leading through to the inner hallway.

**Inner Hallway** - Upvc door to the side leading to the rear garden, tiled flooring, a built in storage cupboard and a door leading through to the bathroom.





**Shower Room**- Fitted with a three piece suite comprising of a walk in shower, a w.c and a wash hand basin. The walls are tiled with vinyl flooring and a upvc window to the rear with obscured glass.

**Landing** - Fitted with carpets and doors leading through to bedrooms one and two.

**Bedroom One**- 15' 6" x 9' 7" ( 4.72m x 2.92m )

Fitted with carpets and two upvc windows to the front.

### **Bedroom Two**

13' 2" max x 11' ( 4.01m max x 3.35m )

Fitted with carpets and a upvc window to the rear. Access to the attic and a storage cupboard with a wall mounted gas combination boiler, replaced in 2021.

### **Rear Garden**

An enclosed rear garden with sheds and patio spaces as well as raised lawn beds and vegetable patches with a footpath running through the centre to the rear.

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## Floorplan

## 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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