



Risca Road

guide price £230,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onwards Chain
- Double Garage With Inspection Pit
- Front and Rear Garden
- Super Spacious Property
- Bags of Potential
- Council Tax Band D



 4  2  2



About the property

Welcome to this charming, terraced property that is currently for sale. The home offers neutral decor, providing you with a perfect blank canvas to make your mark. With three reception rooms, four bedrooms, and two bathrooms, this property is an ideal choice for families, couples, and sharers alike.

The first reception room is a wonderful place to entertain, boasting large windows, a cosy fireplace, and high ceilings. The second reception room, with its high ceilings, is a real gem, offering direct access to the garden. The third reception room is equally captivating, featuring large windows, a fireplace, high ceilings, wood flooring, and garden access.

The property offers a spacious master bedroom filled with natural light. Two other bedrooms are double-sized, with one featuring a convenient en-suite. The fourth bedroom is a comfortable single room, perfect for guests or as a home office.

The kitchen is practical and comes with a utility room, simplifying your chores. Unique features such as a fireplace, high ceilings, a double garage with inspection pit, and a lovely garden add to the overall appeal of this property.

The location is extremely appealing with public transport links, schools, local amenities, parks, walking routes, and cycling routes all nearby. This is a home that offers both comfort and convenience.



Accommodation

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.

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

Reception Room 1

14' 2" max x 11' 6" (4.32m max x 3.51m)

Reception Room 2

11' 8" min x 11' 9" min (3.56m min x 3.58m min)

Reception Room 3

11' 2" x 15' 1" (3.40m x 4.60m)

Kitchen

11' 2" x 18' 4" max (3.40m x 5.59m max)

Utility Room

3' 6" x 5' 8" (1.07m x 1.73m)

Bedroom 1

18' 7" max x 11' 9" (5.66m max x 3.58m)

Bedroom 2

11' 7" x 11' 8" (3.53m x 3.56m)

Bedroom 3

11' 6" x 11' 2" (3.51m x 3.40m)

Ensuite

Bedroom 4

8' 4" x 9' 6" (2.54m x 2.90m)

Bathroom

01633 221892

newport@peteralan.co.uk

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 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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