



Downing Street

Starting Bid £110,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Chain
- Conservatory providing valuable additional living space
- Convenient location close to local amenities
- Spacious open-plan living/dining room
- First-floor shower room
- Ideal for First Time Buyers or Investors
- EPC Rating: D



 3  1  1

Pinkmove

01633 746088
team@pinkmove.co.uk



About the property

Situated in a popular residential location on the East side of Newport, this well-presented two-bedroom terraced property offers an excellent opportunity for first-time buyers, investors, or those looking to downsize.

Offered with no onward chain, the property provides spacious accommodation, a good-sized rear garden, and excellent transport links.

Conveniently located close to local amenities, schools, bus routes, and Newport Retail Park, the property also benefits from easy access to the Southern Distributor Road and Junctions 24 and 28 of the M4 motorway, making it ideal for commuting to Cardiff and Bristol.

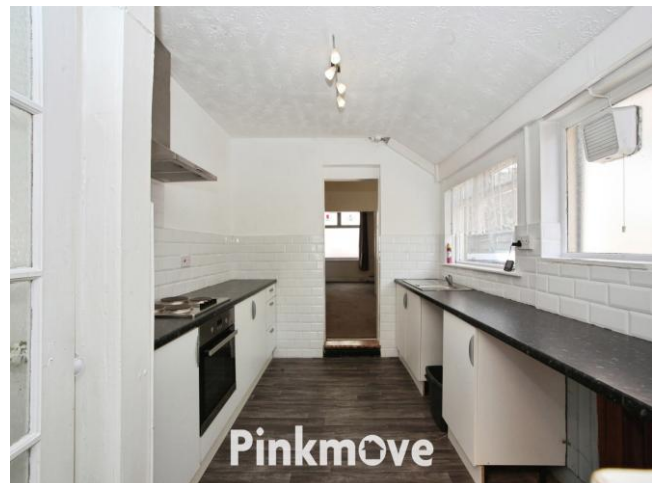
The property briefly comprises an entrance hallway, a spacious open-plan living/dining room, and a fitted kitchen with a range of wall and base units together with an integrated oven and hob.

To the rear is a bright conservatory overlooking the garden, providing versatile additional living space suitable for a sitting room, dining area, home office, or playroom.

To the first floor are two well-proportioned bedrooms and a shower room.

Externally, the property benefits from a good-sized enclosed rear garden, ideal for outdoor entertaining and family enjoyment.

Further benefits include gas central heating, uPVC double glazing throughout, and the advantage of no onward chain.





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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

Dining Room

3' 2" x 3' (0.97m x 0.91m)

Living Room

4' 7" x 3' 4" (1.40m x 1.02m)

Kitchen

3' 7" x 2' 8" (1.09m x 0.81m)

Conservatory

3' 3" x 2' 8" (0.99m x 0.81m)

Bedroom 1

3' 9" x 3' 2" (1.14m x 0.97m)

Bedroom 2

3' 5" x 2' 6" (1.04m x 0.76m)

Shower Room

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Floorplan



Total floor area 84.5 sq.m. (909 sq.ft.) approx

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

Pinkmove

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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

