



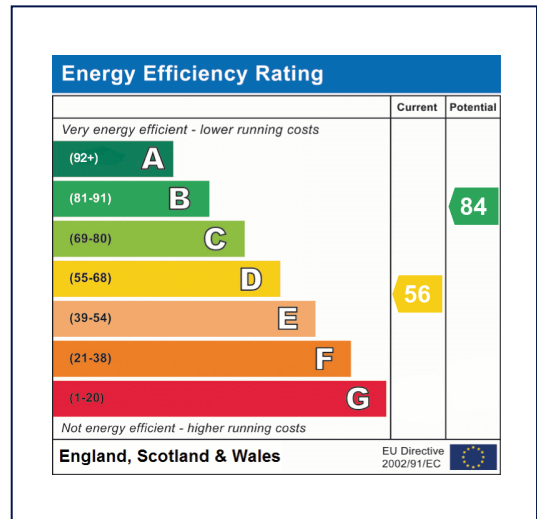
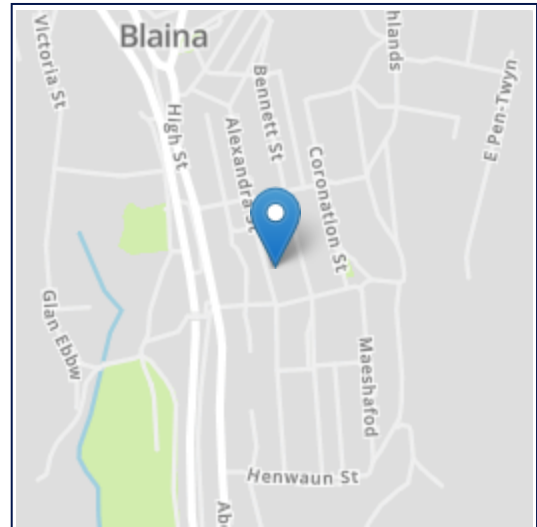
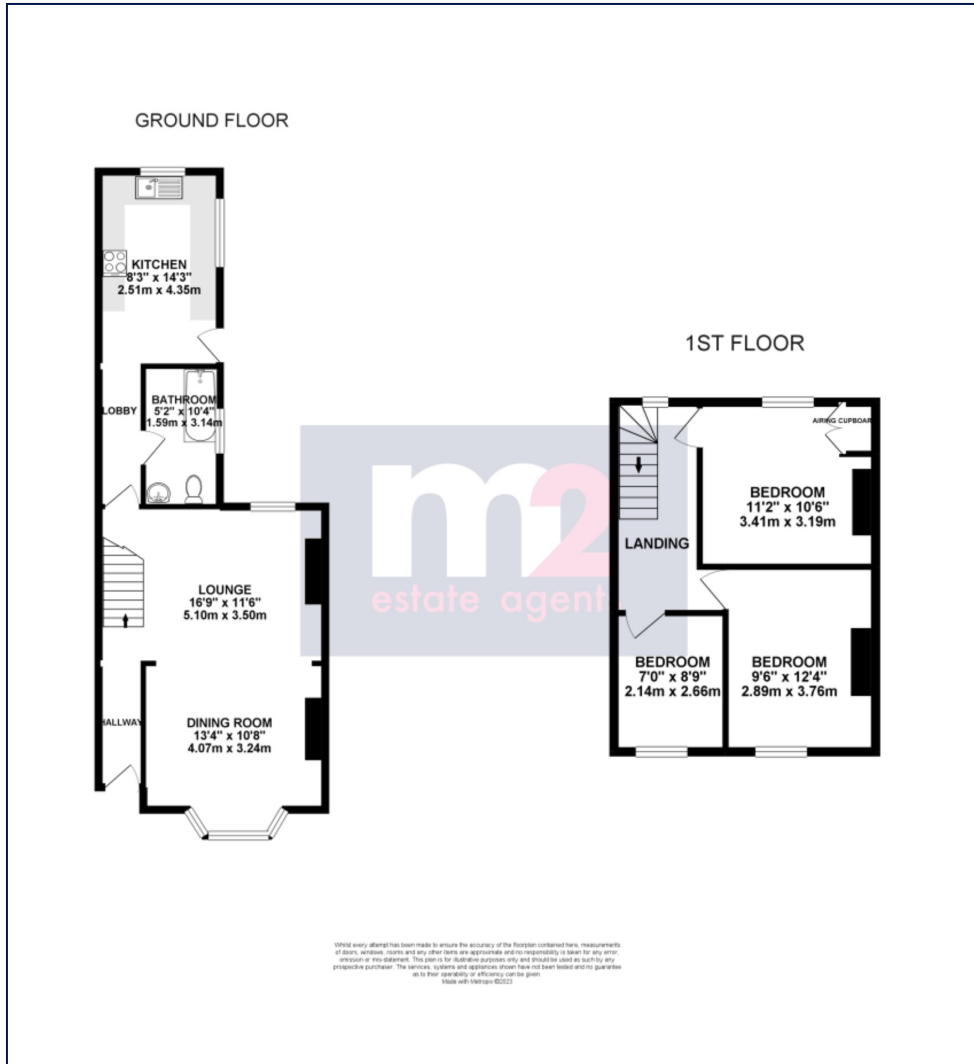
**63 Alexandra Street, Blaina, Abertillery.
NP13 3HF
£110,000
Tenure Freehold**

- BAY FRONTED TERRACE WITH CHARACTER
- FORECOURT AND GENEROUS REAR GARDEN
- THREE BEDROOMS
- TWO LINKED RECEPTION ROOMS
- SINGLE STOREY REAR EXTENSION WITH KITCHEN AND BATHROOM
- SMALL DETACHED GARAGE AT REAR
- COMBI BOILER & UPVC GLAZING
- TENANT IN SITU
- IMMEDIATE 'EXCHANGE OF CONTRACTS' AVAILABLE
- SOLD VIA 'SECURE SALE'

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £110,000. 3 bed bay and stone fronted terrace offering spacious accommodation having a ground floor extension to the rear offered in reasonable order. Small garage at rear and decent size garden. *There is a long term tenant in situ.* Combi boiler and full double glazing. Local shops close by, Tesco approx. 2 miles away and M4 is a 30 mins drive. Entrance hall, lounge, dining room, bathroom and 14' kitchen on ground floor. On the first floor are the 3 bedrooms. Freehold. Council Tax Band B. EPC 56D. Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services

Services:

All mains services



All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

I/We acknowledge that I/we have read and understand your terms letter and that these property (63 Alexandra Street, Abertillery, NP13 3HF) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____