



Queen Street, Nantyglo, Ebbw Vale, NP23 4LX

£119,950



**** NO ON-WARDS CHAIN ****

Asset Estates are pleased to offer for sale this mid terraced property situated on Queen street, Nantyglo, situated close to all local amenities. This property benefits from a large rear garden and has the potential to be converted into a three storey property. The property briefly comprises; open plan lounge/ diner, ground floor bathroom, kitchen and two bedrooms.

This property would make an ideal first time buy or buy to let investment.

Lounge/ diner

4.5 x 6.3 (width x length) metres

Kitchen

2.77 x 2.93 (width x length) metres

Bathroom

2.75 x 1.82 (width x length) metres

Bedroom 1

4.6 x 3.11 (width x length) metres

Bedroom 2

3.22 x 3.46 (width x length) metres

Tenure

We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

Services

Mains electricity, gas, water and drainage.

Council Tax

For council tax banding please visit

<https://www.gov.uk/council-tax-bands> Or alternatively

Contact Blaenau Gwent County Borough Council on 01495 311556.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Asset Estates Ltd

4 Church Street Abertillery NP13 1DA

Call: 01495 211311

Web: www.assetestates.co.uk/

Email: info@assetestates.co.uk

No statement in these details should be relied upon as representation of fact. Any purchaser should instruct their own survey in order to ensure the accuracy of the information within. Asset Estates, their employees and agents do not have any authority to give warranty or representation in respect of this property. The services and equipment at the property have not been tested and we cannot comment on their condition or adequacy. Asset Estates make thorough inquiries of the vendor to ensure that the information that we provide is as accurate as possible. If you are aware of any details that are incorrect, please inform Asset Estates in order for us to make the necessary changes.

