



## 35a Church Street, Ebbw Vale, NP23 6BG

£99,950 Freehold

Mid-Terrace Property • Three Bedrooms • Rear Access • Planning Permission for Conversion • Development Opportunity • Central Location

**BIDMEAD COOK**

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**\*\*Development Opportunity\*\*** A mid-terrace property located centrally to Ebbw Vale town centre having accommodation comprising an entrance hallway, open-plan living/dining room, kitchen, three bedrooms, storage/boiler room and bathroom. Benefits include double glazing, a gas central heating system, rear garden with outdoor storage and rear access. The property offers scope for development and has planning permission for change of use from a single dwelling to two flats. Application Number: C/2023/0014 dated 18 January 2023.



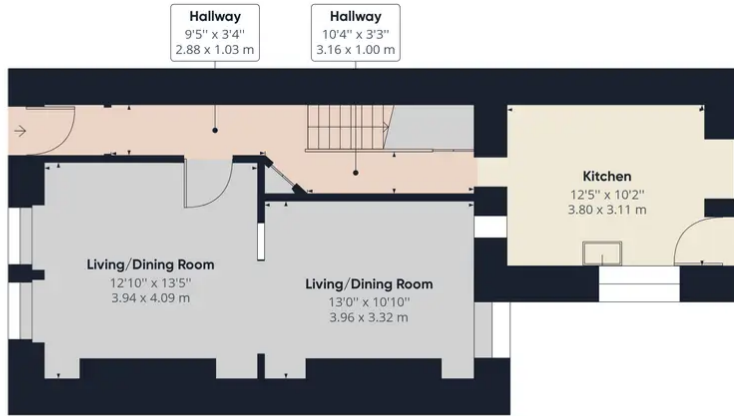
Council Tax band: A

Tenure: Freehold

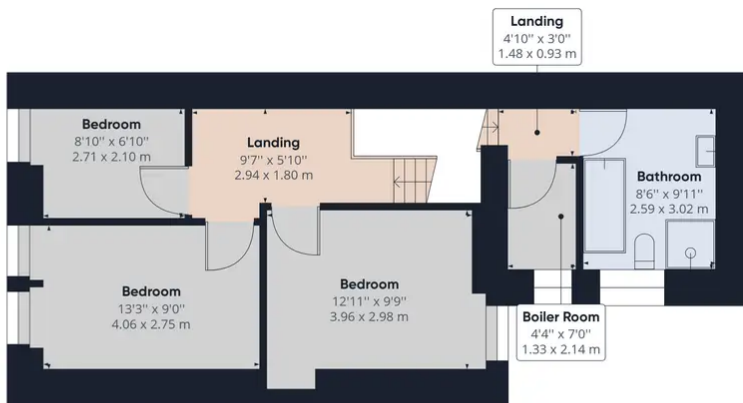
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Ground Floor



Floor 1

BIGHEAD CODE

Approximate total area<sup>(1)</sup>

1114.28 ft<sup>2</sup>  
 103.52 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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