



71-72 Broad Street, Blaenavon, NP4 9NH

£145,000 Leasehold

Central Location • Three Bedrooms • Garden • Ground Floor Shop Space • First Floor Living Accommodation

BIDMEAD COOK

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An end-of-terrace property situated on Blaenavon high street, having commercial use to the ground floor and residential use to the first floor. The accommodation to the ground floor comprises an open shop area, store room, cloakroom/W.C. and kitchen/diner. To the first floor is a gallery landing, living room, study, bathroom and three bedrooms. Benefits include a gas central heating system, rear and side garden, and double gates which open to the off road parking.

Agents Note:

We are advised this property is LEASEHOLD and there are two leases associated with it. For the property there is an 800 year lease commencing 23 June 1854. For the land at the rear there is an 800 year lease from 1 August 1859. Please contact the agent for details of the ground rent.



Council Tax band: A

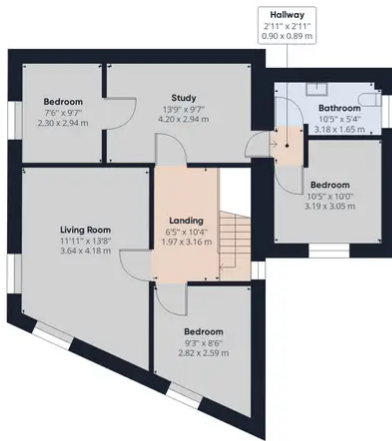
Tenure: Leasehold

EPC Energy Efficiency Rating: D





Ground Floor



Floor 1

BIGHEAD COOK

Approximate total area⁽¹⁾

1543.20 ft²

143.37 m²

(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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