



50 Augusta Park, Victoria, NP23 8DN

£380,000



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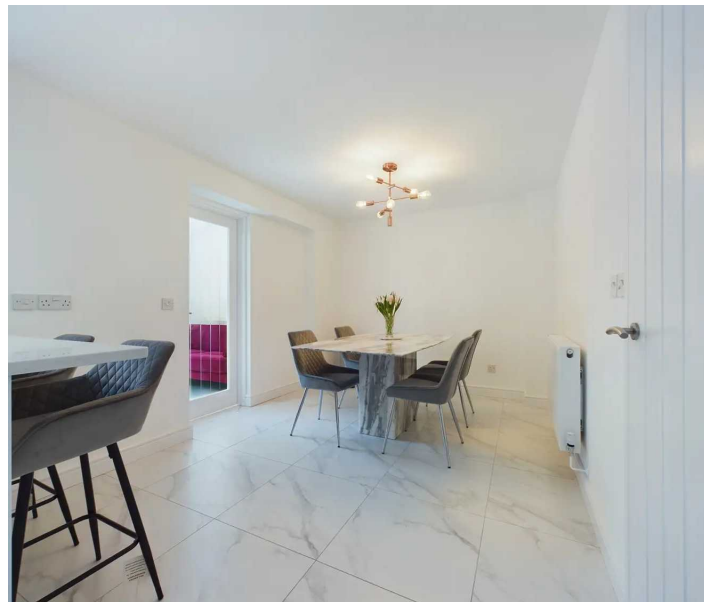


# 50 Augusta Park, Victoria

- Substantial Detached Property
- Sought After Location
- Three Double Bedrooms
- Two En-suite Shower Rooms
- Ground Floor W.C., First Floor Bathroom
- Integral Garage
- Resin Based Forecourt
- Enclosed Rear Garden

A substantial, detached property located on the sought after Garden Festival development, having superb views and walks within the immediate vicinity. The property benefits a two-storey extension to the side and a single storey extension to the rear having bi-folding doors to the garden.

The accommodation comprises an entrance porch, cloakroom/W.C., living room, kitchen/dining room, sun room, three double bedrooms two of which having en-suite shower rooms, bathroom and integral garage. The property benefits from a resin-based forecourt providing of road parking for several vehicles, side access and an enclosed rear garden. Further benefits include convenient access to Ebbw Vale Parkway train station and is approximately 17.5 miles from junction 28 of the M4. This property must be viewed to appreciate all that it has to offer.



Agents Note: We are advised the current owner leases a parcel of land adjacent to the property from BGCBC. The lease is renewed annually and the current charge is £79.40 per annum, reviewed during March. We are further advised that any prospective purchaser could have a similar agreement, please contact the branch for further information.

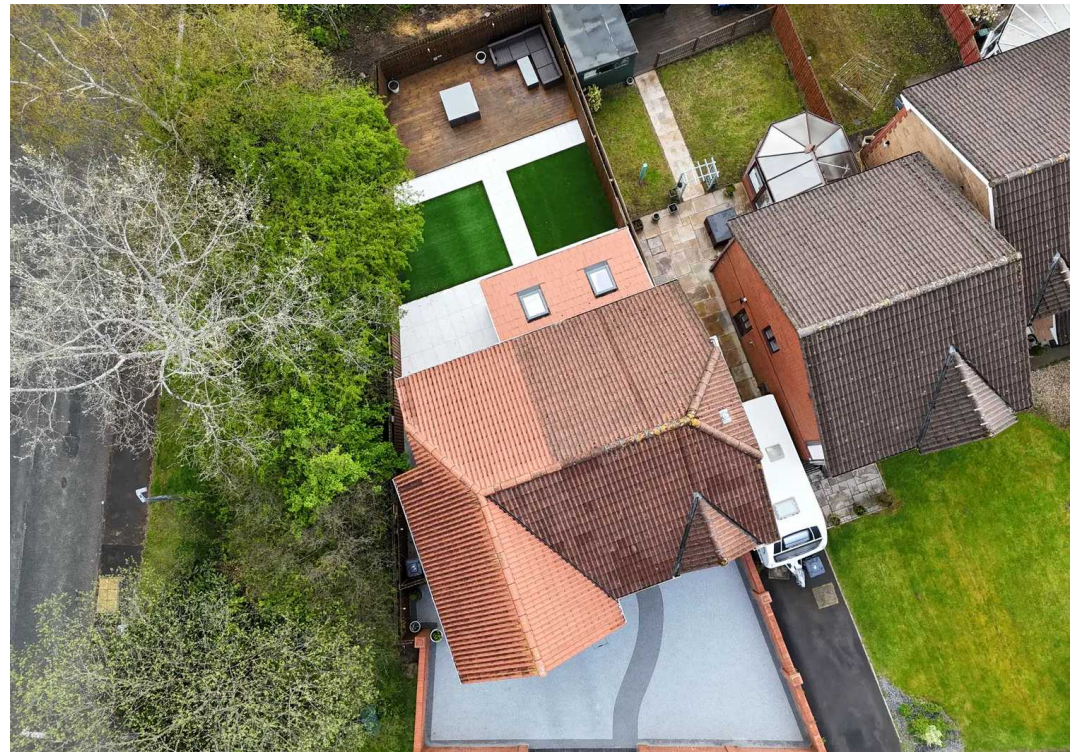
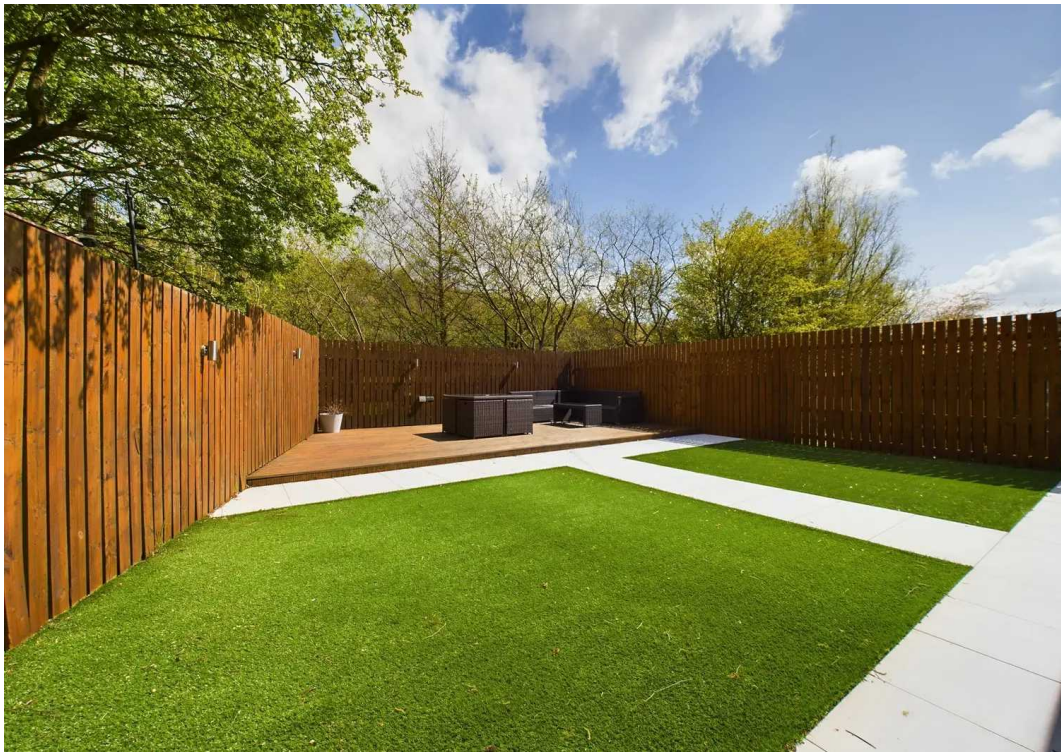
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C











Ground Floor

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

1616.21 ft<sup>2</sup>

150.15 m<sup>2</sup>



Floor 1

(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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