



AssetEstates

Broad Street Blaenavon Pontypool NP4 9NH

£145,000

Council Tax Band



**** INVESTMENT OPPORTUNITY ** PLANNING PERMISSION GRANTED ** EPC: TBC ****

Situated on Broad Street, Blaenavon this detached building has planning permission granted to be used as a four bedroom dwelling.

Benefitting from generous ground space which would provide plenty of space for extension and driveway parking. This building has also had a new roof. The building currently comprises; two basement rooms, three ground floor rooms,

Tenure - Leasehold

We have been informed that this property is leasehold with a

missing freeholder, no ground rent is paid. The lease starts 24th July 1840 and lasts 999 years from 1st July 1840. Intending purchasers should make enquires with their solicitor.

Services

We have been advised that this property has mains gas, electric, water and drainage

Council Tax Band

Not assigned

EPC: TBC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		0	0
England, Scotland & Wales		EU Directive 2002/91/EC	

Asset Estates Ltd

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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.

