



James Street, Abertillery, NP13 1AA

£105,000

Council Tax Band A



**** NO CHAIN ** VIDEO TOUR ** IDEAL FIRST TIME BUY OR BUY TO LET ** EPC RATING: C ****

Situated on James Street, within easy reach of Abertillery town centre this terraced property briefly comprises; entrance, open plan lounge/diner, fitted kitchen, ground floor shower room, first floor bathroom, two bedrooms, front yard

Entrance

Lounge/Diner

13'5" x 22'8" (4.13m x 6.97m)

Kitchen

6'4" x 11'1" (1.98m x 3.4m)

Shower Room

6'6" x 11'4" (2.02m x 3.49m)

Bathroom

6'3" x 6'7" (1.94m x 2.07m)

Bedroom 1

10'9" x 14'1" (3.34m x 4.31m)

Bedroom 2

8'6" x 11'4" (2.65m x 3.5m)

Tenure

We have been informed that this property is freehold, intending purchasers should make enquires with their solicitor

Services

Mains gas, electric, water and drainage

Council Tax

Band: A

EPC: TBC



Asset Estates Ltd

Abertillery

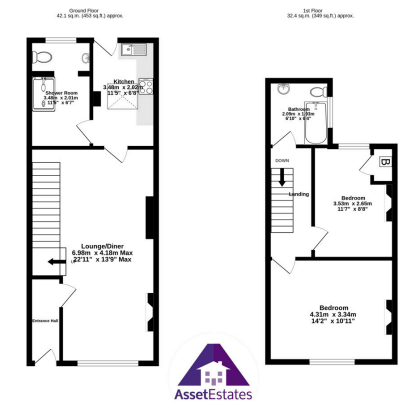
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No statement in these details should be relied upon as representation of fact. Any purchaser should instruct their own survey in order to ensure the accuracy of the information within. Asset Estates, their employees and agents do not have any authority 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		71
(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



TOTAL EPCP AREA: 124.8 sq m (1337 sq ft) approx.
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