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Residential

1A Harold Street, Cardiff CF24 1NZ

***GUIDE PRICE:**

£75,000 + (plus fees)

Part Converted Commercial Building to a Three Bedroom Dwelling with Private Driveway

A substantial former commercial building which was granted planning in 2012 for conversion to a three bedroom detached dwelling with garden area and off road parking. Building works have commenced and been carried out to first fix with electrics, drainage and soil.

The property is located within walking distance to the city centre, local shops, school and amenities. Good access is also offered to the A48/M4. Viewing a must to appreciate the size and development opportunity on offer.

Ground Floor: Entrance with w/c, bathroom, kitchen and large open living area.

First Floor: Landing and three bedrooms.

Outside: Gated driveway currently covered over providing ample off road parking and garden area.

Viewing Schedule:

Tuesday 27th August 12.00-12.30

Tuesday 3rd September 12.00-12.30

Tuesday 10th September 12.00-12.30



Tenure: See Legal Pack

Local Authority: Cardiff Council

Solicitors: Spicketts Batrick, 3 - 4 Gelliwastad Road, Pontypridd, CF37 2AU. Tel: 01443 407221. Ref: John Allison.

Energy Performance Certificate (EPC): Current Rating TBC

Additional Fees

Buyer's Premium: £600 inc VAT payable on exchange of contracts.

Administration Charge: 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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*Description on Auction Information page

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Residential

16A Corpus Christi Lane, Ross on Wye, Herefordshire HR9 7AE

***GUIDE PRICE:**

£90,000 + (plus fees)

Ideal Investment Opportunity/Owner Occupier

A first floor, town centre apartment with accommodation over two floors having an enclosed garden and entrance off a small lane.

Located within walking distance of Ross on Wye Town Centre.

Ground Floor: Entrance hall, kitchen and lounge.

First Floor: Two bedrooms, bathroom and separate w.c.

Outside: Enclosed garden with lawned area, decking and gravelled area.

Viewing Schedule:

Appointment Via Bidmead Cook 01989 763553.



Tenure: See Legal Pack

Local Authority: Herefordshire County Council

Solicitors: Harrison Clark Rickerbys Solicitor, Freddie Govier Wright, Overcross House, Ross On Wye, HR9 7US. Tel: 01989 562377.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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