

5 Will Paynter Walk Newport



FOR SALE BY MODERN DAY AUCTION

- NO ONWARD CHAIN
- ONE BEDROOM BUNGALOW REQUIRING REFURBISHMENT
- LOUNGE LEADING TO KITCHEN
- BATHROOM
- FRONT AND REAR GARDENS
- OFF ROAD PARKING
- UPVC DOUBLE GLAZING AND GAS HEATING
- WALKING DISTANCE TO EXCELLENT AMENITIES
- MAJOR ROAD CONNECTIONS CLOSE BY
- PERFECT DOWNSIZER OR FIRST TIME PURCHASE

By Auction £80,000

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These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.

Nuttall Parker is a trading name of Nuttall Parker Limited Liability Partnership. Registered Number OC350900. Registered Office: 7 Baneswell Road, Newport NP20 4BP

Will Paynter Walk, Newport, NP19 9DT

Introduction

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.20% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Offered to the market with no onward chain and requiring some refurbishment is this end terraced bungalow situated in this lovely development just off Chepstow Road, enjoying close proximity to excellent amenities and major road connections.

Upon entering the property we have an entrance porch which leads off to a lounge, kitchen, bathroom and one double bedroom with built-in wardrobes. Outside we have a front garden and, to the rear, another garden with side gated access.

Further information and room dimensions can be found below;

Lounge 11'10" x 10'8" (3.61 x 3.27)

Kitchen 7'4" max x 8'0" max (2.24 max x 2.44 max)

Bedroom 11'10" max x 8'4" (3.61 max x 2.56)

Bathroom 6'5" max x 8'0" max (1.98 max x 2.46 max)

Tenure

Freehold

Council tax

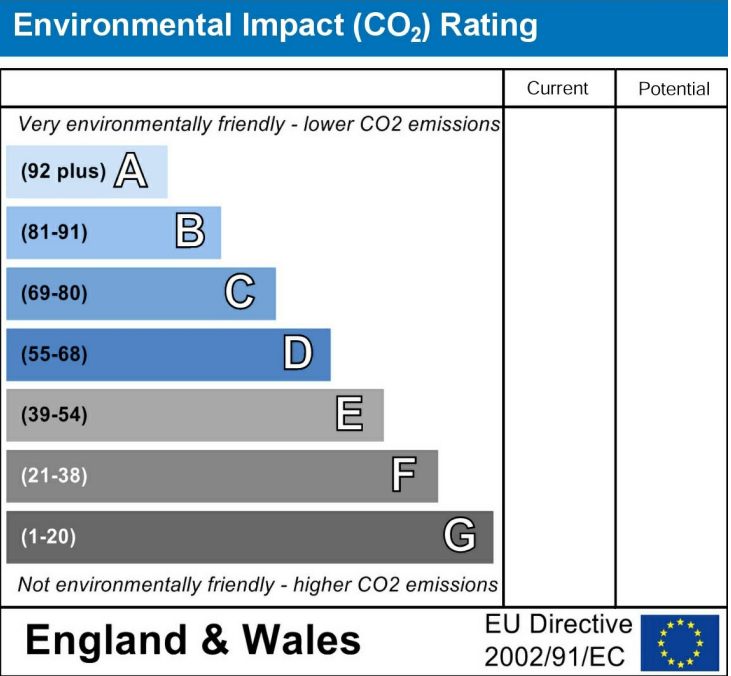
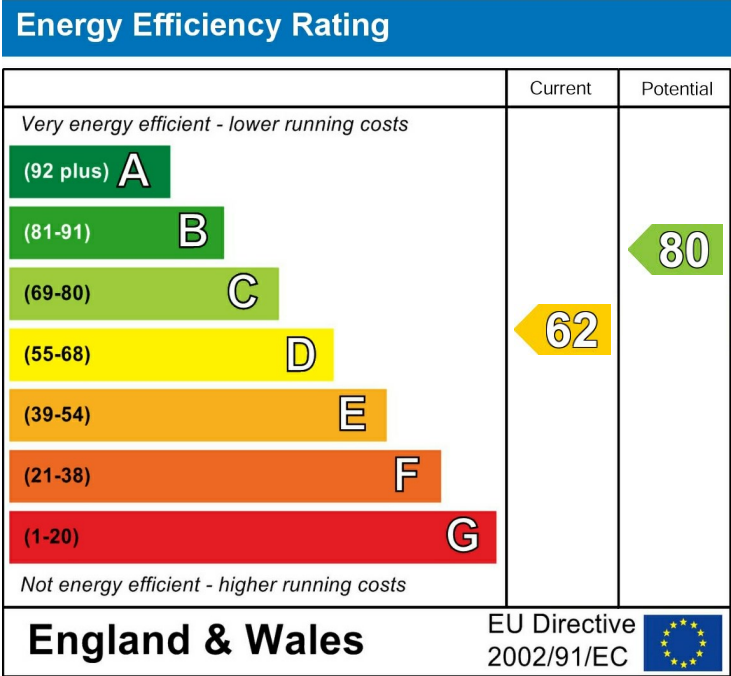
Band B

Viewing

By prior appointment with vendors agents Nuttall Parker. Tel: 01633 212666.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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