

# BRUNTON

---

## RESIDENTIAL



**CLAYTON PARK SQUARE, JESMOND, NE2**

**Auction Guide £255,000**

# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL



This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £255,000+ Reservation Fee

Priced to Reflect Full Modernisation Throughout, Victorian Terraced Home Boasting Over 1,200 Sq ft of Internal Living Space with Two Ground Floor Reception Rooms. Ground Floor Bathroom, Full Width First Floor Bedroom/Drawing Room, Kitchen/Breakfast Room, Second Floor Bedroom, Private Rear Courtyard & No Onward Chain!

This victorian, mid-terraced home is arranged over three storeys and is perfectly positioned within the heart of Jesmond, and within Brandling Village Conservation Area. Clayton Park Square, which is tucked just off from Clayton Road and Back Brandling Park, is ideally situated to offer direct access to the shops, cafes and restaurants of Jesmond, as well being placed just a short walk from Newcastle City Centre and the delightful Exhibition Park.

The location is a particular highlight, benefiting from close proximity to outstanding local state and independent schooling, as well as the cafés, bars, and restaurants that Jesmond is renowned for. Excellent transport links, including Jesmond Metro Station, provide convenient access into Newcastle City Center and across the wider region, further enhancing the appeal of this well-positioned period home.

# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

### Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, Iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with Iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by Iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

### Referral Arrangement

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

The internal accommodation comprises: Lobby, through to entrance hallway providing access to two well-proportioned ground-floor bedrooms/reception rooms, both of which retain period character. To the rear of the property is a ground floor bathroom fitted with a three-piece suite, with a separate WC positioned adjacent. From the rear, there is access to the enclosed courtyard.

The stairs then lead to the first-floor landing which then gives access to a full-width drawing room featuring ornate cornicing and a feature fireplace, while to the rear is a kitchen/breakfast room which is fitted with a range of wall and base units. The stairs continue up to the second floor, which accommodates a further bedroom, completing the internal layout.

Externally, the property benefits from an enclosed rear courtyard with gated access to the rear service lane.

Priced to reflect full modernisation throughout, this is an excellent opportunity for someone to place their very own stamp in this excellent and desirable residential location.



# BRUNTON

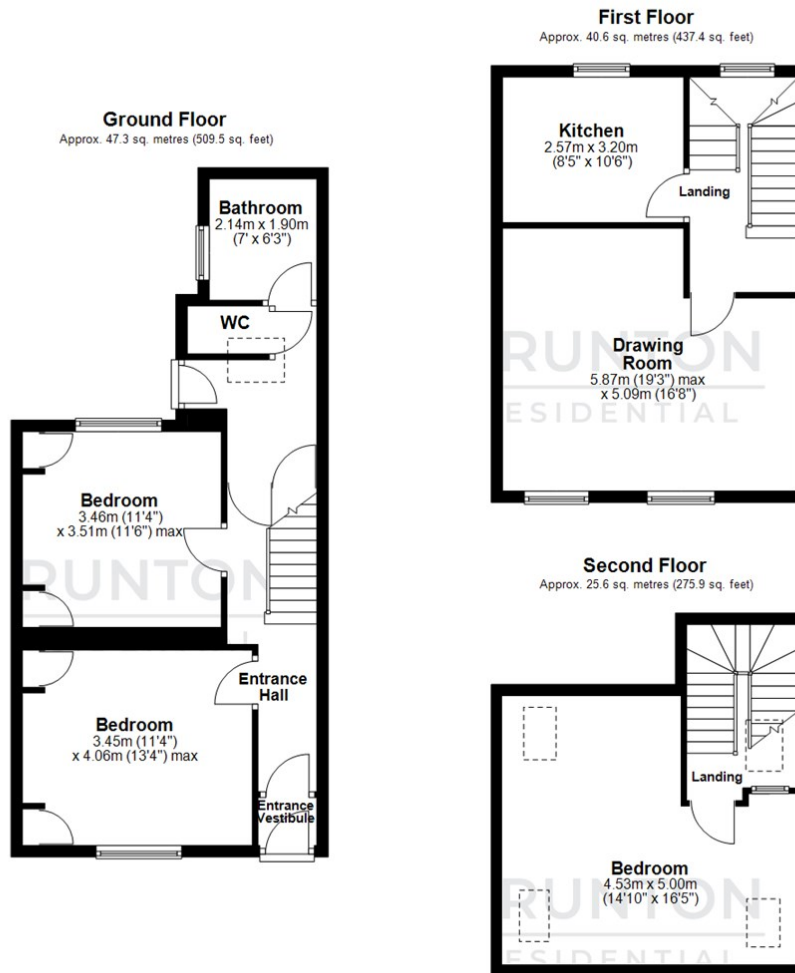
## RESIDENTIAL

TENURE : Freehold

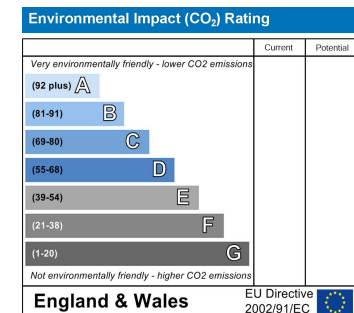
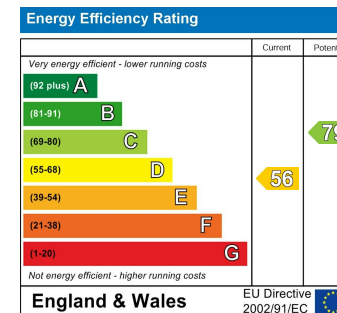
LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : C

EPC RATING : D



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



England & Wales

EU Directive 2002/91/EC

England & Wales

EU Directive 2002/91/EC