

AUCTION



Everett Street, TS26 0JB
3 Bed - House - Mid Terrace
Starting Bid £36,000

Council Tax Band: A
EPC Rating: C
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Everett Street, TS26 0JB

** TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £36,000 PLUS RESERVATION FEE **

*** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** A three bedroom mid terraced property which would make an ideal investment opportunity. Features include uPVC double glazing and gas central heating. Everett Street links to Jesmond Road and Chester Road which is convenient for both schools and amenities. The full layout comprises: entrance vestibule, through to a good size lounge and into the kitchen. The inner stairwell leads to the first floor and ground floor bathroom. To the first floor are three bedrooms and externally is a small enclosed yard to the rear with gated access.

Auctioneer's Comments

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 winning bidder will pay £349.00 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 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

GROUND FLOOR

ENTRANCE

uPVC double glazed glass panelled door.

LOUNGE

15' x 12'10 (4.57m x 3.91m)
uPVC double glazed window to front.

KITCHEN

21' x 6'4 (6.40m x 1.93m)
Wall base and drawer units with matching worktops, inset sink and drainer with mixer tap.

DOWNSTAIRS BATHROOM/WC

8'7 x 5'2 (2.62m x 1.57m)
Corner bath, pedestal wash hand basin and low level WC.

FIRST FLOOR

BEDROOM 1

13'5 x 8'4 (4.09m x 2.54m)
uPVC double glazed window to front.

BEDROOM 2

9'8 x 6'10 (2.95m x 2.08m)
uPVC double glazed window to rear.

BEDROOM 3

8'10 x 6'6 (2.69m x 1.98m)
uPVC double glazed window to rear.

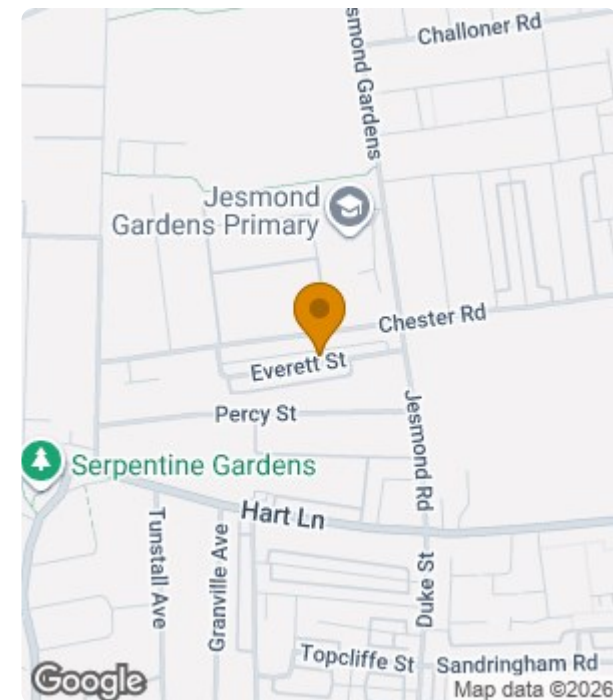
EXTERNALLY

Enclosed rear yard.

NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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