



AUCTION

Cameron Road, TS24 8DL
2 Bed - House - Mid Terrace
Starting Bid £20,000

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Cameron Road, TS24 8DL

**** For sale by Modern Method of Auction: Starting Bid Price £20,000 plus Reservation Fee *** NO CHAIN INVOLVED ***** A two bedroom mid terraced property which would make an ideal purchase for a buy to let investor. The accommodation is in need of updating, with an internal viewing recommended to appreciate the home's full potential. The home is warmed by gas central heating and has a layout which briefly comprises: entrance vestibule through to a spacious lounge with feature fire surround, gas fire and useful walk-in storage room. The kitchen features fitted units to base and wall level, whilst a modern shower room completes the ground floor accommodation. To the first floor are two bedrooms and externally is a low maintenance yard at the rear. This property is for sale by The Great North Property Auction powered by iamsold.

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. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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 £300.00 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 Arrangements 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.

GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via panelled entrance door with glazed inserts and fanlight above, fitted carpet, access to lounge.

LOUNGE

16'1 x 14'2 (4.90m x 4.32m)

A spacious lounge with large window to the front aspect, feature fire surround with 'marble' style back and base with an inset chrome gas fire, fitted carpet, double radiator, WALK-IN STORAGE ROOM with Ideal Logic Combi C30 boiler and window to the rear aspect.

INNER STAIRWELL

Staircase to the first floor, fitted carpet, access to:

KITCHEN

9'9 x 7'3 (2.97m x 2.21m)

Fitted with a range of units to base and wall level with roll-top work surface, inset single drainer stainless steel sink unit with dual taps, four ring gas hob with extractor hood over, tiling to splashback, space for washing machine and free standing fridge/freezer, window to the side aspect, 'laminate' effect vinyl flooring, door to the rear yard, double radiator.

GROUND FLOOR SHOWER ROOM/WC

6'7 x 5'5 (2.01m x 1.65m)

Walk-in shower area with Mira Advance shower, wall mounted wash hand basin with chrome dual taps, low level WC, panelling to splashback, uPVC double glazed window to the side aspect, extractor fan, double radiator.

FIRST FLOOR

LANDING

Window to the rear aspect, fitted carpet, double radiator, hatch to loft space.

BEDROOM 1

13'2 x 13'1 (4.01m x 3.99m)

A good sized master bedroom with window to the rear aspect, fitted wardrobe to alcove, additional storage cupboard to alcove, fitted carpet, single radiator.

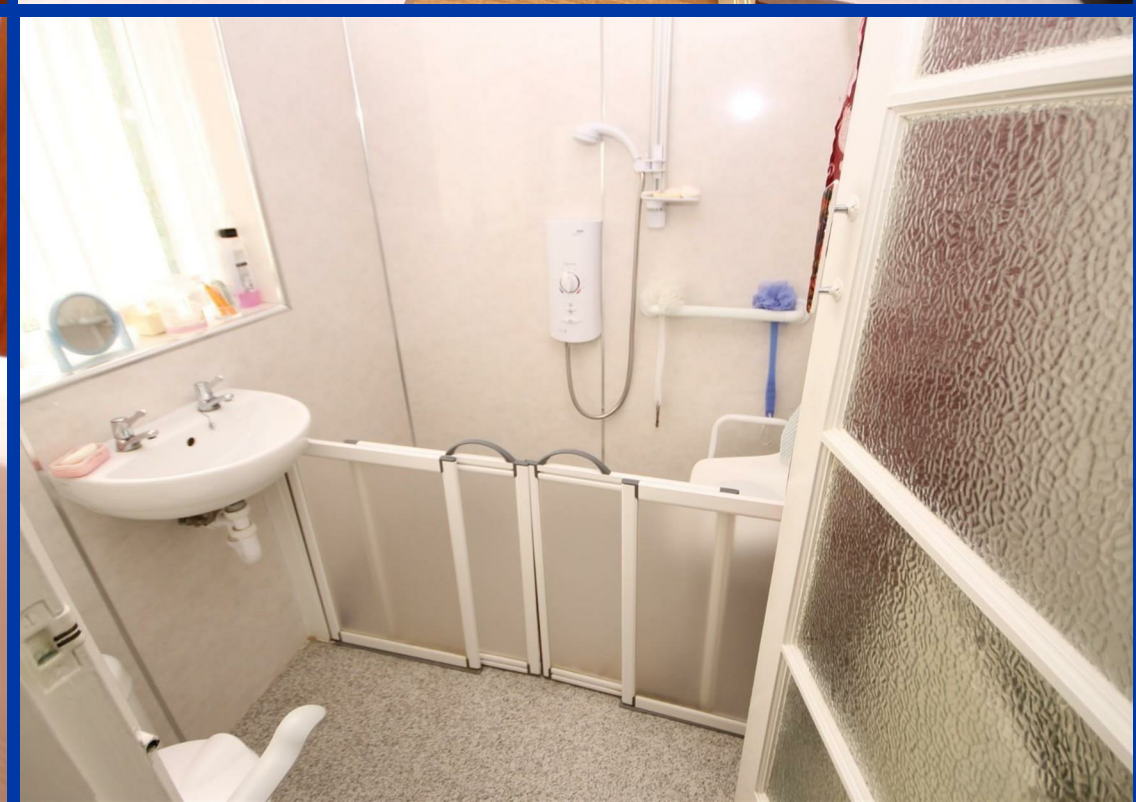
BEDROOM 2

8'11 x 6'8 (2.72m x 2.03m)

Useful built-in storage cupboard, window to the rear aspect, fitted carpet, single radiator.

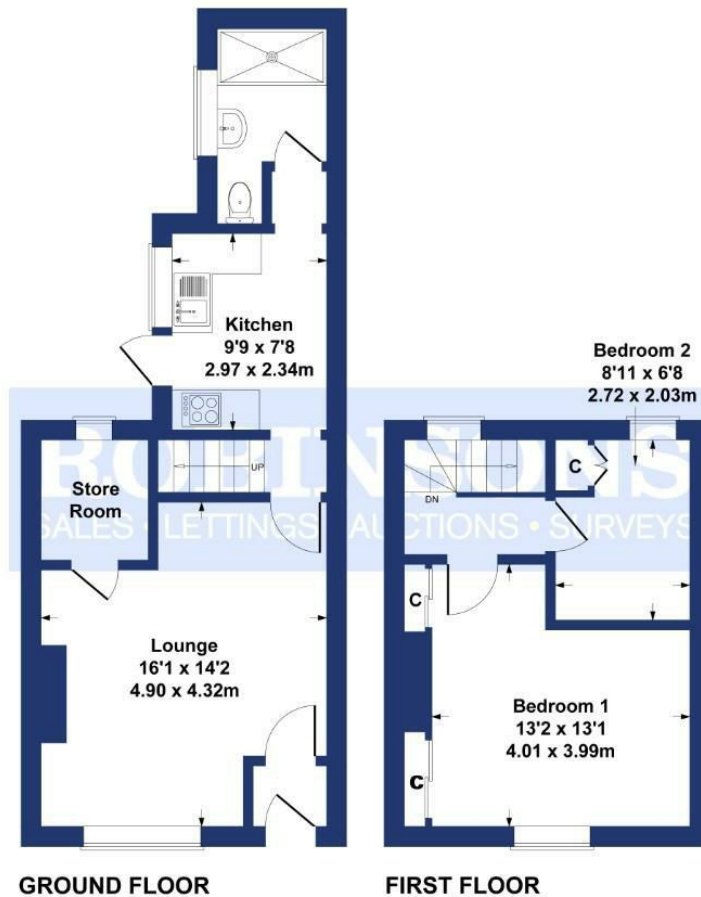
OUTSIDE

The property features an enclosed yard to the rear with gated access.



Cameron Road

Approximate Gross Internal Area
677 sq ft - 63 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	43	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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