

** FOR SALE BY MODERN AUCTION **

** SOLD WITH A LONG TERM SITTING TENANT **

** EVER POPULAR EASTBOURNE AREA ** ** WALKING DISTANCE OF TOWN CENTRE **
** CLOSE TO RAILWAY STATION ** ** TWO DOUBLE BEDROOMS **

ATTENTION ALL INVESTORS.

This property is brought to the market sold with a sitting tenant currently paying £371 per month.

This tenant has called this property home since 2008 with viewings recommended to assess the property but, also to meet the tenant in situ. This would make an ideal purchase for a first time investor and those looking to add to their portfolio

Please Note: Council Tax Band A. Freehold basis.

Robinsons Tees Valley - Estate Agents Darlington. Telephone Number 01325 484440 Email Address - darlington@robinsonsteesvalley.co.uk

Lewes Road, Darlington, DL1 4AX

2 Bedroom - House - Terraced

Guide Price £45,000

EPC Rating: E

Tenure: Freehold

Council Tax Band: A

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It provides spacious, yet manageable, accommodation with uPVC double glazed windows and gas central heating.

GROUND FLOOR

Entrance vestibule, lounge to the front with traditional fireplace, kitchen/diner to the rear, the kitchen with a range of wall and base units with laminate work surfaces incorporating a stainless steel sink unit with mixer tap and cooker point, off the kitchen/diner is a rear lobby with access to the yard and a ground floor bathroom with white suite comprising panelled bath with overhead shower, wash hand basin and w.c.

FIRST FLOOR

A small landing opening to two double bedrooms, the master with fitted wardrobes.

EXTERNALLY

Enclosed yard to the rear.

ENTRANCE VESTIBULE

LOUNGE

14'1" x 11'6" (4.3m x 3.51m)

KITCHEN/DINER

14'1" x 8'7" (4.3m x 2.62m)

REAR LOBBY

GROUND FLOOR BATHROOM

8'0"x 5'5" (2.44mx 1.66m)

FIRST FLOOR LANDING

BEDROOM

14'1" x 11'6" (4.3m x 3.51m)

BEDROOM

14'1" x 8'7" (4.3m x 2.62m)

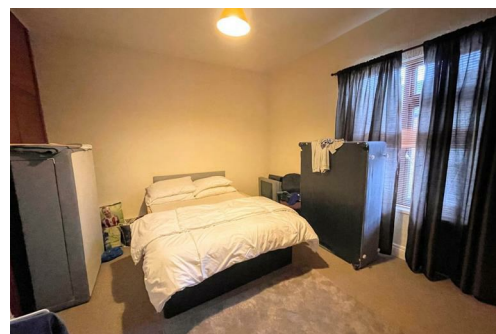
FRONT EXTERNAL

REAR YARD

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 buyer's solicitor. This



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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 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

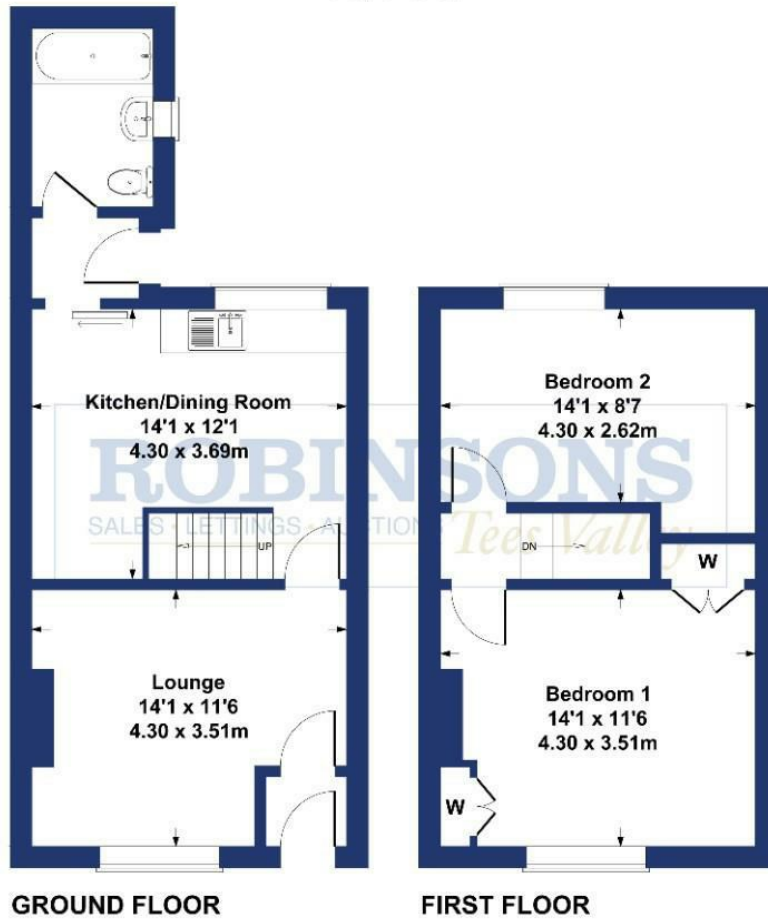
The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where 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.

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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating

Visit. . . robinsonsteesvalley.co.uk

Lewes Road

Approximate Gross Internal Area
743 sq ft - 69 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. 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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