



**** FOR SALE BY MODERN AUCTION ** ** AUCTION ENDS 8TH JUNE 2023 AT 12PM ****

**** EVER POPULAR EASTBOURNE AREA ** ** TWO RECEPTION ROOMS ****

**** WALKING DISTANCE TO RAILWAY STATION and TOWN CENTRE ****

Brought to the market with NO ONWARD CHAIN this spacious, yet manageable two bedroom semi detached property which lies within easy reach of local shops and amenities. It is in need of updating which has been reflected within the asking price and will suit the needs of a variety of buyers. With two reception rooms and two good size bedrooms it has huge potential to become a lovely home. There is part double and part single glazing along with gas central heating. Driveway to the front for off street parking and garage to rear which can be used for storage.

Please Note: Council tax band B. Freehold basis

Robinsons Tees Valley Darlington

Telephone Number 01325 484440 Email Address - darlington@robinsonsteesvalley.co.uk

Kensington Gardens, Darlington, DL1 4NQ

2 Bedroom - House - Semi-Detached

Guide Price £75,000

EPC Rating: E

Tenure: Freehold

Council Tax Band: B

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

Kensington Gardens, Darlington, DL1 4NQ

GROUND FLOOR

Entrance hallway with stairs to first floor. Lounge to the front with a bay window and gas fire, separate dining room, overlooking the garden. Fitted kitchen in need of updating providing a range of units, laminate work surfaces, gas cooker, washing machine, sink unit with mixer tap.

FIRST FLOOR

Landing with a small hatch, allowing loft access and window to the side elevation. Two bedrooms both featuring fitted wardrobes, the master of particular size, with a bay window. Bathroom with coloured suite comprising of a panelled bath, wash hand basin, w.c. and linen cupboard with domestic hot water cylinder.

EXTERNALLY

Gardens to front and rear, driveway for off street parking with restricted access down the left-hand side to the garage which can be used for secure storage. Manageable rear garden laid to lawn. Outside shed with electric socket and light.

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 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.

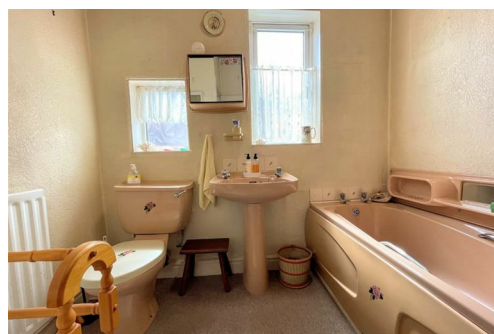
This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and 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.

ENTRANCE HALL



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LOUNGE

11'10" x 11'1" plus bay (3.63m x 3.38m plus bay)

DINING ROOM

12'0" x 11'1" (3.68m x 3.40m)

KITCHEN

6'7" narrow to 5'5" x 14'2" (2.02m narrow to 1.66m x 4.33m)

FIRST FLOOR LANDING

BEDROOM

14'7" into wardrobe x 11'0" (4.45m into wardrobe x 3.36m)

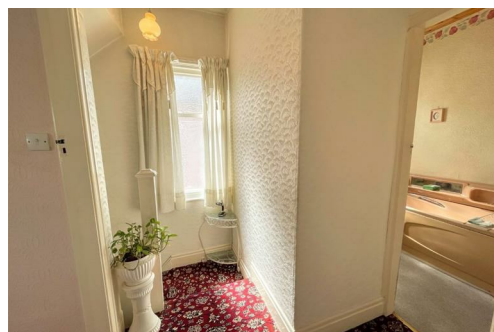
BEDROOM

10'5" x 11'3" (3.19m x 3.44m)

BATHROOM/W.C.

FRONT EXTERNAL

REAR GARDEN



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 to these services.

Visit. . robinsonsteesvalley.co.uk

Kensington Gardens

Approximate Gross Internal Area
990 sq ft - 92 sq m



GROUND FLOOR

FIRST FLOOR

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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	44	
(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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Robinsons Tees Valley
Darlington Sales, DL3 7RX
01325 484440

darlington@robinsonsteesvalley.co.uk

www.robinsonsteesvalley.co.uk