



*** FOR SALE VIA AUCTION START BID £63,000 *** SUBJECT TO RESERVE PRICE ***

A fantastic opportunity for a rental investor or first time buyer to purchase this 3 bedroom end terrace house situated in the Newport area of Middlesbrough. With easy access to the A66 and A19 and on the commuter route between Stockton and Middlesbrough. The property comprises of entrance hallway, lounge, dining room, kitchen, landing, 3 bedrooms and bathroom/w.c. In addition there is a single garage to the rear and an enclosed rear patio yard. For sale via the auction see the auctioneers comments.

Connaught Road, Middlesbrough, TS5 4AN
3 Bed - House - End Terrace
Starting Bid £63,000
EPC Rating: D
Council Tax Band: A
Tenure: Freehold

SMITH & FRIENDS
 ESTATE AGENTS

Connaught Road, Middlesbrough, TS5 4AN

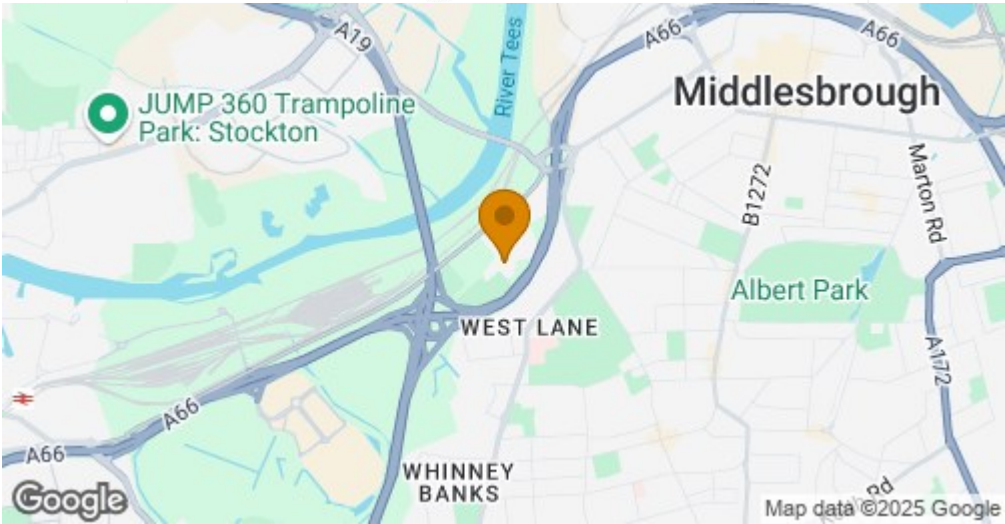
Auctioneer Comments

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.

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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 (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.



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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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