



Claremont Road, Darlington



Guide Price £85,500



Claremont Road

Darlington

This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £85,500 + Reservation Fee - Located in the popular area of Eastbourne, this two-bedroom semi-detached house offers a great opportunity for buyers. The property features a garage, providing practical storage, and is offered with no onward chain, making it an accessible choice for first-time buyers, downsizers, or investors. The outdoor space includes a garden and a private patio area. The property also benefits from off-road parking.

- For Sale by Modern Auction
- Subject to Reserve Price & Reservation Fee
- Two Bed Semi Detached with Garage
- Eastbourne Location
- Investment Opportunity
- No Chain
- Energy Performance Certificate: D



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 buyers solicitor (for standard Grade 1 properties). 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. 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 £349 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.



Hallway

4'3" x 5'10" (1.30m x 1.79m)

Kitchen/Diner

13'8" x 15'5" (4.17m x 4.71m)

Lounge

12'3" x 10'11" (3.75m x 3.34m)

Landing

6'3" x 6'0" (1.92m x 1.84m)

Bedroom 1

13'10" x 10'11" (4.23m x 3.35m)

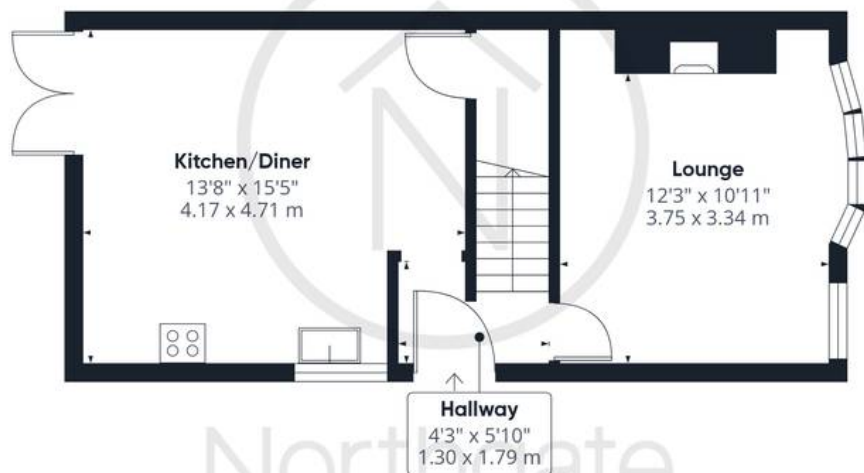
Bedroom 2

7'2" x 12'1" (2.21m x 3.70m)

Bathroom

6'0" x 5'9" (1.85m x 1.76m)

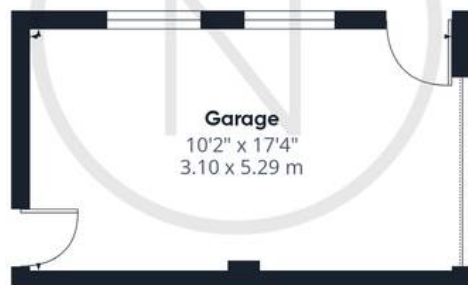




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Northgate
estate agents

Approximate total area⁽¹⁾

872 ft²

80.9 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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