

MOVING HOMES

SALES & LETTINGS



Guide Price £50,000

Norham Road, North Shields

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LIVE ONLINE AUCTION – 30/05/24 at 12:00. Option 2. Conditional Auction (option 2) Online bidding will be opening 29/05/2024 at 12:00 Disclaimer One This property is to be sold via conditional auction (option 2). The successful buyer will need to pay a non-refundable deposit of £3,000.00, this deposit will form part of the purchase price of the property. After the deposit has been taken the buyer will then have 28 days to exchange contracts. After the exchange of contracts this purchase must complete no later than 14 days from this date. Disclaimer Two Every auction property comes with a guide price and a reserve price. The guide price sets the starting point for bidding, while the reserve price represents the minimum price that the seller is willing to accept at auction. The auctioneer is not allowed to sell the property below this reserve price. The reserve price is not revealed to the public and is kept confidential between the seller and the auctioneer. It may be up to 10% higher than the guide price. Please note that both the guide price and the reserve price are subject to potential changes leading up to and including the day of the auction. Disclaimer Three At your request we can refer you to a Solicitor from our panel. It is your decision whether you choose to deal with them, should you decide to use them you should know that we would receive a referral fee of £180 including Vat from them for the recommendation. Reservation Fee This property is sold subject to a non-refundable reservation fee of £2,400.00 inc VAT (£2,000.00 plus VAT) The reservation fee does not form part of the purchase price.

Legal Pack A legal pack will be available to download before the auctions end date. We strongly recommend all buyers to familiarise themselves with the legal pack prior to bidding. Registration To register to bid for this property please copy the link below into your browser. northwoodauctionne.com

Particulars We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Moving Homes welcomes to the market for sale, is this two-bedroom ground floor flat situated in a central location on Norham Road in North Shields. Ideally situated close to major road links including the A1058 Coast Road to both the City of Newcastle upon Tyne as well as surrounding towns & villages and the A19. Providing access to both North & South of the region via the Tyne Tunnel for further afield. The property is within close proximity to local shops, health centre and the North Tyneside Metro System. Step into this charming property through the inviting entrance hallway, complete with a handy storage cupboard. The spacious main bedroom is located at the front, while the cozy living room at the rear offers a lovely view of the private yard and access to the second bedroom. The kitchen features light oak effect units and complementing countertops, with plumbing ready for a washing machine. The bathroom is equipped with a bathtub and shower overhead, a hand wash basin, and a WC. Outside, you'll find on-street parking at the front and a private yard at the rear with lane access.

THIS PROPERTY IS CURRENTLY TENANTED AND WILL BE SOLD WITH TENANT IN SITU. (** Gross annual yield of 10.8% based on the guide price and buyers reservation fee of £52,400. Please be aware the yield will fluctuate as higher bids come in.**)

Council Tax Band A £1,408.23 pa

EPC Rating D <https://find-energy-certificate.service.gov.uk/energy-certificate/9518-1038-6215-5731-8964>

The agent understands the property to be a peppercorn lease 999yrs from year of build. However, this should be confirmed with a licensed legal representative.

To secure a viewing please contact Moving Homes on 0191 2964600 or visit our website movinghomesuk.com





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		