



Coburg Street North Shields, NE30 2HX

For Sale by Modern Method of Auction. A two bedroom lower flat situated on Coburg Street, North Shields. The accommodation comprises; entrance hall, lounge, kitchen, two bedrooms, bathroom and separate WC. Externally there is a yard to the rear. The property benefits from gas central heating and double glazing. An ideal investment.

Auction Guide Price £95,000



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This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.20% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall

Via double glazed door, dado rail, understairs cupboard and radiator.

Lounge

Radiator and double glazed window to rear.



Kitchen

Matching base and wall units with work surfaces over, stainless steel sink and drainer with mixer tap, built in oven, four ring gas hob with stainless steel extractor fan over. Built in cupboard, radiator double glazed window and door to rear.



Bedroom One

Coving and rose to ceiling, radiator and double glazed window to front.



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Bedroom Two

Radiator and double glazed window to rear.



WC

Low level Wc, frosted double glazed window.



Rear Lobby

Bathroom

Two piece suite comprising; panelled bath with mixer tap and shower attachment and pedestal hand wash basin. Extractor fans, tiled walls and frosted double glazed window.



Rear Yard

Gate to lane.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please Note: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

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Ground Floor

Approx. 69.5 sq. metres (747.8 sq. feet)



Total area: approx. 69.5 sq. metres (747.8 sq. feet)

The floor plan is for illustrative purposes and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan.

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