



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 winning bidder will pay £495.00 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 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 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.

This property presents an excellent opportunity for investors looking to enhance their portfolio with a well-proportioned home in a popular residential area. The ground floor features a spacious open-plan lounge and dining area, creating a welcoming and versatile living space. To the rear, a practical galley-style kitchen offers direct access to the enclosed yard, providing a private outdoor area ideal for low-maintenance enjoyment.

Upstairs, the split-level landing leads to two generously sized double bedrooms and a well-appointed family bathroom. The master bedroom benefits from built-in storage and retains its original fireplace, adding a touch of traditional character to the home.

Location: Situated in the sought-after Oxbridge area of Stockton, the property is conveniently positioned close to a range of local shops, schools, and everyday amenities. The much-loved Ropner Park is also within easy reach.

Norfolk Street, Oxbridge, Stockton-On-Tees, TS18 4BB

2 Bed - House - Mid Terrace

Starting Bid £56,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



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Entrance Hallway
Entrance door, 1 x radiator and stairs to upper

Lounge
1 x front double glazed window, carpet flooring and 1 x radiator.

Diner
Carpet flooring, 1 x rear double glazed window and 1 x radiator.

Kitchen
1 x side double glazed window, 1 x side access door, storage cupboard and 1 x radiator.

Landing
Loft access and carpet flooring.

Bedroom
1 x front double glazed window, carpet flooring, storage, 1 x radiator and original fire.

Bedroom
1 x rear double glazed window, carpet flooring and 1 x radiator.

Bathroom
1 x side double glazed window, bath, w/c, wash hand basin, radiator and storage.


External
Rear enclosed yard and street parking.



TOTAL: 80 m2
FLOOR 1: 40 m2, FLOOR 2: 40 m2
WALLS: 10 m2
Measurements Are Deemed Rightly Relative But Not Guaranteed.



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	66	
(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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