



# CROFTS ESTATE AGENTS

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## Great Coates Road

Healing  
DN41 7QS

Auction Guide Price £280,000

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 £6,000.00 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

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#### Entrance Hall

Entering the property reveals a radiator and a tiled floor.

#### Kitchen/Diner

0' 0" x 15' 8" (0m x 4.78m)

The kitchen-diner has dual aspect windows to the rear and side elevation, French doors, a radiator and a tiled floor. There is also a modern range of fitted units with plenty of counter space, a one and a half sink and drainer and integral appliances include a dish washer, fridge and an electric oven and gas hob with an extractor over.

#### Lounge

14' 6" x 0' 10" (4.42m x 0.25m)

The lounge has dual aspect windows to the side and rear elevation, French doors to the rear, a radiator and a tiled floor.

#### Sitting Room or Bedroom 4

9' 9" x 14' 2" (2.97m x 4.33m)

The sitting room has a window to the front elevation, a radiator and a tiled floor.

#### Master bedroom

13' 7" x 12' 2" (4.14m x 3.70m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor.

#### En-suite to master bedroom

3' 11" x 10' 0" (1.20m x 3.04m)

Bedroom two has a window to the side elevation, a radiator, heated towel rail and a tiled floor. There is also a WC, basin and a mains operated shower.

#### WC

The WC has a radiator, vinyl flooring, a basin and a WC.

#### Bathroom

7' 10" x 10' 0" (2.39m x 3.04m)

The bathroom has an opaque window to the side elevation, a radiator and vinyl flooring. There is also a basin and a bath with a mains shower and glass screen.

#### First Floor Landing

Carpeted stairs lead to the first floor with a skylight window and a built in cupboard.

#### Bedroom two

11' 7" x 14' 8" (3.52m x 4.47m)

Bedroom one has two skylight windows to the front, a radiator and a carpeted floor.

### En-suite to bed 2

With a heated towel rail, vinyl flooring, a WC, vanity basin and a mains operated shower.

### Bedroom Three

9' 6" x 8' 3" (2.89m x 2.52m)

Bedroom three has a skylight window to the front elevation, a radiator and a carpeted floor.

### En-suite to bed 3

With a heated towel rail, vinyl flooring, a WC, basin and a mains operated shower.

### Outside

To the front there is a low maintenance area providing ample off road parking. The rear garden has a patio area ideal for alfresco dining and an area with astro turf.

### Auctioneers Comments

"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 4.50% 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."

### Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

### Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

### Council Tax Information

Band D: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

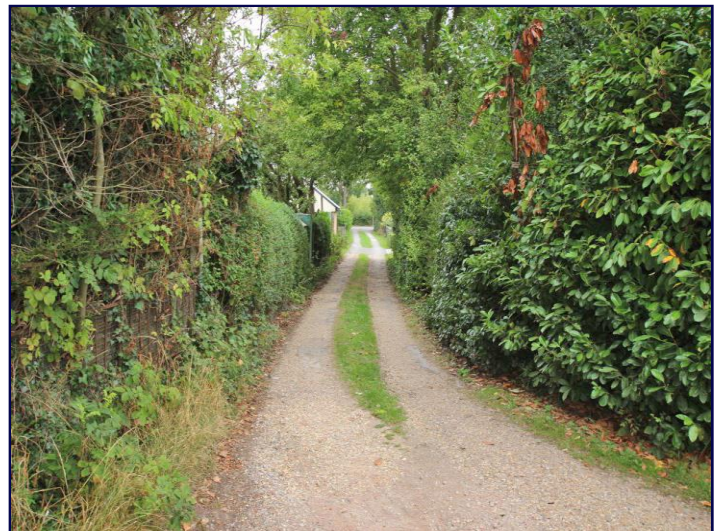
### Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



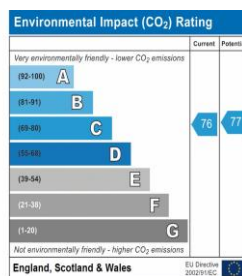
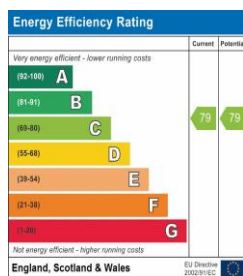
GROUND FLOOR  
91.1 sq.m. (981 sq.ft.) approx.

1ST FLOOR  
36.2 sq.m. (389 sq.ft.) approx.



TOTAL FLOOR AREA: 127.3 sq.m. (1370 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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