



*** FOR SALE VIA AUCTION *** START BID £59,999 *** SUBJECT TO RESERVE PRICE ***

A spacious 2 bedroom mid terrace house which would be ideal for a first time buyer or rental investor. The property comprises of entrance hallway, lounge, kitchen/dining area, landing, 2 double bedrooms and shower room/w.c. Externally there are easily maintained gardens and the property benefits from electric heating and is within easy access of James Cook University Hospital, Middlesbrough Sports Village and Stewart Park. There are amenities and public transport (bus stops and train station) within easy reach of the property.

*** PLEASE REFER TO AUCTIONEER COMMENTS ***

Caversham Road, Middlesbrough, TS4 3NU
2 Bed - House - Terraced
Starting Bid £59,999
EPC Rating: E
Council Tax Band: A
Tenure: Freehold



Caversham Road, Middlesbrough, TS4 3NU

Auctioneer
This property is offered by auction.
This is a non-inclusive reserve as payment by stamp would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property.



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	50	74
EU Directive 2002/91/EC		

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX
01642 313666
middlesbrough@smith-and-friends.co.uk
www.smith-and-friends.co.uk

