



**Osbert Place, Newton Aycliffe, DL5 4QB**  
**Offers over £40,000**

For sale by Modern Method of Auction: Starting Bid Price £40,000 plus Reservation Fee. Offered for sale with NO ONWARD CHAIN this 3 BEDROOM mid-terrace property is in need of refurbishment throughout yet occupies a convenient location close to local amenities. Equipped with gas central heating to radiators the property features an entrance hallway, fitted kitchen, living/dining room, 3 bedrooms, bathroom/WC and an enclosed garden.

3 bedroom/s  
House - Terraced

Council Tax: Durham County Council Band A  
Tenure: Freehold  
EPC Rating: D

**Auctioneer Comments**

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).  
 If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.  
 The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

**Agents Notes**

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band A

Local Authority:- Durham County Council

**Entrance Hallway**

**Kitchen**

11'9" x 9'4" (3.60m x 2.86m)

**Living/Dining Room**

17'11" max x 15'8" (5.47m max x 4.78m)

**First Floor Landing**

**Bedroom One**

14'9" x 8'8" (4.50m x 2.65m)

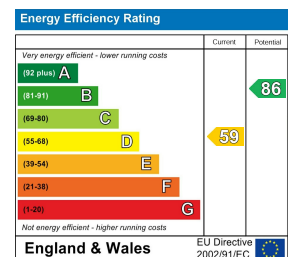
**Bedroom Two**

14'7" x 9'10" (4.46m x 3.00m)

**Bedroom Three**

9'7" x 6'9" (2.94m x 2.06m)

**Bathroom/WC**



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