

**STUART
EDWARDS**



Seymour Terrace
, Easington Lane DH5 0JE

- Great Price!!!
- Vacant Possession
- Ideal for Investor or Developer
- Tenure: Freehold

By Auction £35,000

Council Tax Band: A
EPC Rating: D

FULL DESCRIPTION

Calling Investors, Developers and DIY Enthusiasts!

Ideal for investors as a rental property that they can generate sweat equity following the renovation.

Alternatively, as it's priced so competitively you can also buy, refurbish and sell on. Recent comparable on the same street sold for upto £79,950.

Attractively priced, an internal viewing is recommended.

For more information or to arrange a viewing, please contact us today!

The sealed-bid auction commences on 15th May 2024.

Buy it now before the deadline for £39,950 or make an offer starting from minimum bid of £35,000.

To reserve the property, a refundable deposit is payable and is deducted from the accepted purchase price.

Council Tax Band A

Freehold

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

EPC

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9600-1763-0122-7308-3443>

Important Info

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

Property Portals

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

Thanks

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

