



FOR SALE BY AUCTION. STARTING BID PRICE £135,000

SMITH & FRIENDS are Delighted to Market this Three-Bedroom Semi-Detached House with Driveway to the Front for Two cars and Enclosed Rear Garden with Patio Area.

The Property is Located in the Popular Roundhill Area of Ingleby Barwick close to local shops, schools and bus routes. The Accommodation Briefly Comprises: Entrance Hall, Downstairs Cloakroom/ WC, Lounge, Fitted Kitchen/ Dining Room. The First Floor Provides Landing, Leading to Three Bedrooms and Bathroom/WC.

For a viewing contact SMITH & FRIENDS - Estate agents Ingleby Barwick, Early viewing is highly recommended.

Vaynor Drive, Ingleby Barwick, TS17 5EJ
3 Bed - House - Semi-Detached
Starting Bid £135,000
EPC Rating: D
Council Tax Band: C
Tenure: Freehold



Vaynor Drive, Ingleby Barwick, TS17 5EJ

GROUND FLOOR

- Entrance Hall
- Lounge
16'4 x 11'6 (4.98m x 3.51m)
- Kitchen/Diner
14'10 x 8'6 (4.52m x 2.59m)
- Downstairs Cloakroom/WC

FIRST FLOOR

- Landing
- Bedroom One
13'10 x 8'4 (4.22m x 2.54m)
- Bedroom Two
8'4 x 9'6 (2.54m x 2.90m)
- Bedroom Three
7'10 x 6'4 (2.39m x 1.93m)
- Bathroom
6'4 x 6'2 (1.93m x 1.90m)

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 will pay £445 inc VAT for this pack.

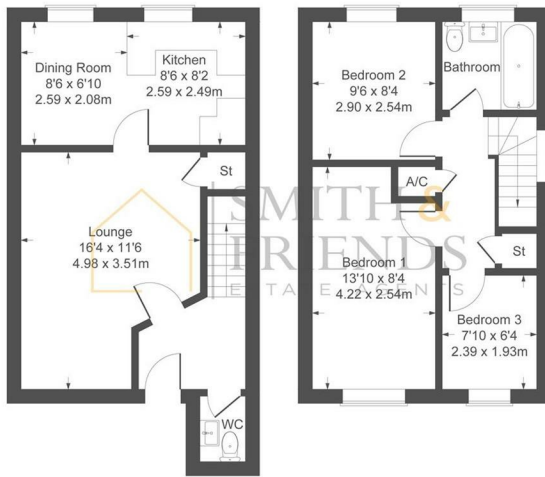
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. 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 £450. These services are optional.



Vaynor Drive

Approximate Gross Internal Area
769 sq ft - 71 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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.

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