

Jubilee Street, Toronto, DL14 7RT
2 Bed - House - Mid Terrace
£80,000

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Spacious two bedroomed cottage located on Jubilee Street in the quiet village Toronto. The property would be suitable for both first-time buyers or investors. The property is currently tenanted and can achieve potential market rent of £525 (tenants currently pays £450 which is below market rent and not been revised due to sale). The property will be sold tenant in-situ to any investors or a vacant possession with 2 months notice if necessary. The property is well situated with open views to the front and is only a short distance from the town of Bishop Auckland with all of its amenities which are also available in the nearby towns Bishop Auckland and Crook including supermarkets, high street retail stores, healthcare services as well as both primary and secondary schools. There is an extensive public transport system which allows for access to not only the neighbouring towns and villages, but to further afield places such as Durham, Newcastle and York. The A689 is nearby and leads on to the A688 and the A1 (M).

The accommodation on offer briefly comprises; entrance porch, lounge, kitchen/diner and bathroom to the ground floor whilst to the first floor there are two double bedrooms. Externally there is a small forecourt to the front, whilst to the rear there is an enclosed yard to the rear with gated access to the rear lane.

Energy Efficiency Rating D | Council Tax Band A | Tenure Freehold

To arrange a viewing please call Robinsons on 01388 458111

GROUND FLOOR

Entrance Lobby

Lounge

14'3" x 12'1" (4.35 x 3.7)

With feature fire surround housing fire, uPVC double glazed window to the front and walk through to Kitchen/Dining Room.

Kitchen

13'6" x 9'4" (4.13 x 2.86)

Fitted with a range of wall and base units having contrasting worktops incorporating single drainer sink unit, gas hob with extractor hood, built under oven, plumbing for an automatic washing machine, space for fridge/ freezer, tiled splash backs and uPVC double glazed window to the rear.

Bathroom

Fitted with a three piece suite comprising panelled bath with shower over, pedestal washbasin, low level WC, panelled splashbacks and uPVC double glazed window to the rear.

FIRST FLOOR

Landing

Bedroom 1

14'5" x 11'9" (4.40 x 3.6)

A very spacious room with uPVC double glazed window to the front.

Bedroom 2

11'11" x 8'10" (3.65 x 2.7)

Another double room with Velux style window to the rear.

EXTERNAL

To the front of the property there is a gravelled forecourt garden with steps leading to the front door whilst to the rear there is an enclosed yard.

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 15Mbps, Superfast 74Mbps

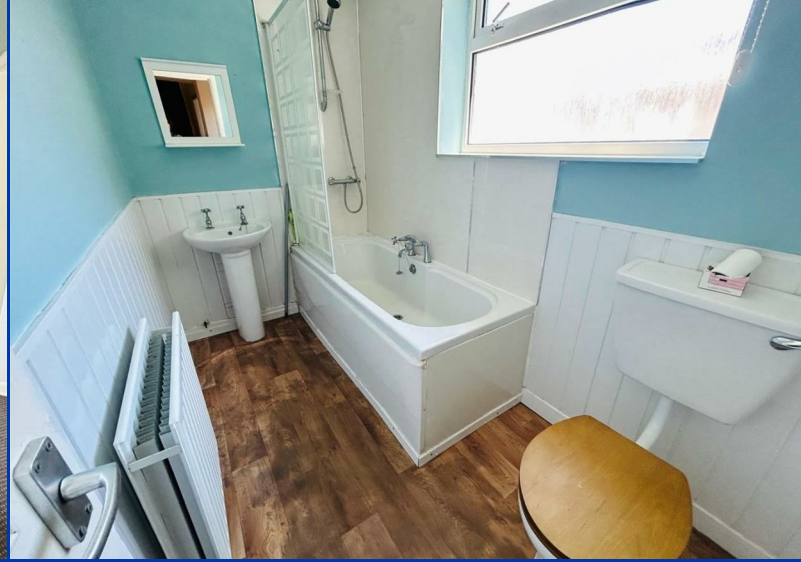
Mobile Signal/Coverage: Average - good

Tenure: Freehold

Council Tax: Durham County Council, Band A- Approx. £1621 (min)

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-110 kWh/m ² /yr A		
100-105 kWh/m ² /yr B			
95-100 kWh/m ² /yr C			
90-95 kWh/m ² /yr D			
85-90 kWh/m ² /yr E			
80-85 kWh/m ² /yr F			
75-80 kWh/m ² /yr G			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	102-110 g/m ² /yr A		
95-102 g/m ² /yr B			
89-95 g/m ² /yr C			
83-89 g/m ² /yr D			
77-83 g/m ² /yr E			
71-77 g/m ² /yr F			
65-71 g/m ² /yr G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC

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