



Frances Terrace, DL14 6BW
2 Bed - House - End Terrace
Starting Bid £57,000

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** For Sale by the modern method of Auction. Starting Bids £57,000. Reservation Fees Apply **

Robinsons offer to the market this two bedroom end -terraced property, centrally located within Frances Terrace, Bishop Auckland. Situated within Bishop Auckland Town Centre, this home is walking distance of shops, schools and further amenities.

Briefly comprises; entrance vestibule, lounge, kitchen, downstairs bathroom, two double bedrooms and a yard to the rear.

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

To arrange a viewing please call Robinsons on 01388 458111

GROUND FLOOR

Entrance Lobby

Entered via a composite door from the front and with stairs to the first floor.

Lounge

13'10" x 11'10" (4.24 x 3.61)

With inglenook fireplace and uPVC double glazed bay window to the front.

Kitchen/Dining Room

15'10" x 7'10" (4.85 x 2.40)

Fitted with base and wall units having contrasting worktops incorporating gas hob with built under oven, single drainer stainless steel sink unit, plumbing for an automatic washing machine, space for fridge freezer, tiled splash backs and uPVC double glazed windows and door to the rear.

FIRST FLOOR

Landing

Bedroom 1

11'9" x 11'11" (3.60 x 3.65)

With built in double wardrobe, over stair storage cupboard and uPVC double glazed window to the front.

Bedroom 2

9'11" x 8'7" (3.04 x 2.63)

With uPVC double glazed window to the rear.

Bathroom

Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash basin, low level WC, tiled walls, laminate flooring and uPVC double glazed window to the rear.

EXTERNAL

To the front there is a small wall enclosed lawn garden whilst to the rear there is a fence enclosed garden area with brick storage shed.

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 12Mbps, Superfast 80Mbps, Ultrafast 1000Mbps

Mobile Signal/Coverage: Average - Good

Tenure: Freehold

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

Energy Rating: E

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.

AUCTIONEERS NOTES

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



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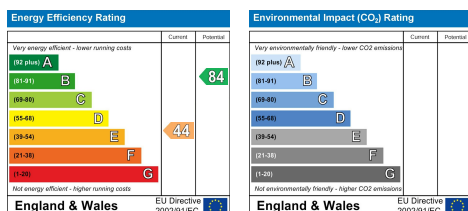
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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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