

David Terrace, Coronation, DL14 8SJ  
2 Bed - House - Terraced  
Starting Bid £42,500

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\*\* For Sale by the modern method of Auction. Starting Bids £42,500. Reservation Fees Apply \*\*

Sold with sitting tenant currently paying £350 P.C.M

Situated in the quiet hamlet of Coronation which is approximately 2 miles from Bishop Auckland town centre which has all the fantastic amenities and schools the town has to offer. This well presented two bedroom mid terrace property offers ample living space and benefits from gas central heating, fitted kitchen with integrated appliances, modern bathroom, two large double bedrooms and UPVC double glazing throughout. In brief the property comprises of entrance hall way, lounge, dining room, kitchen. To the first floor are two good sized bedrooms and the family bathroom. Externally there is an easy to maintain rear yard with useful brick stores.

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

To arrange a viewing please call Robinsons on 01388 458111

## GROUND FLOOR

### Hallway

### Lounge

12'2" x 11'5" (3.71 x 3.48)

### Dining Room

13'5" x 11'6" (4.09 x 3.51)

### Kitchen

10'9" x 6'2" (3.28 x 1.88)

## FIRST FLOOR

### Landing

### Bedroom 1

15'1" x 12'0" (4.62 x 3.66)

### Bedroom 2

13'5" x 8'11" (4.09 x 2.74)

### Family Bathroom

10'9" x 6'2" (3.28 x 1.88)

## EXTERNALLY

### AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 8Mbps, Superfast 80Mbps

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.

### 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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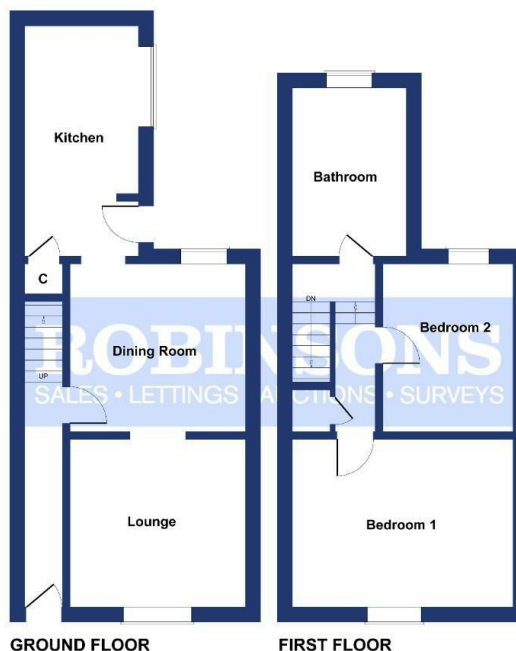
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## David Terrace



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2018

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 105-120 <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 105-120 <b>A</b>	
120-135 <b>B</b>		105-120 <b>B</b>	
135-150 <b>C</b>		105-120 <b>C</b>	
150-165 <b>D</b>		105-120 <b>D</b>	
165-180 <b>E</b>		105-120 <b>E</b>	
180-200 <b>F</b>		105-120 <b>F</b>	
200-250 <b>G</b>		105-120 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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E: info@robinsonsdurham.co.uk

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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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