



Coronation Terrace, New Kyo, DH9 7JP
2 Bed - Flat
Starting Bid £30,000

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Coronation Terrace New Kyo, DH9 7JP

* OPPORTUNITY TO PURCHASE A GROUND FLOOR AND FIRST FLOOR FLAT *

* FOR SALE VIA MODERN METHOD OF AUCTION * GUIDE PRICE £35,000 PLUS RESERVATION FEE *

A one bedroom ground floor and first floor flat.

Situated on a popular residential terrace within the small village of New Kyo, the property is just a short drive from major towns within the local area. We would strongly recommend an early internal inspection.

Nb. The seller has provided us with a 15-year guarantee for remedial damp course treatment works, valid from 22.02.2021.



GROUND FLOOR

Bedroom

17'0" x 10'9" (5.2 x 3.3)

Lounge

13'9" x 11'9" (4.2 x 3.6)

Kitchen

10'5" x 5'10" (3.2 x 1.8)

Bathroom

FIRST FLOOR

Lounge

11'5" x 10'2" (3.5 x 3.1)

Bedroom

8'2" x 6'6" (2.5 x 2)

Dining Kitchen

12'1" x 10'2" (3.7 x 3.1)

Bathroom

EXTERNALLY

Rear Yard

AUCTION

The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website.

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: To Follow

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band To Follow

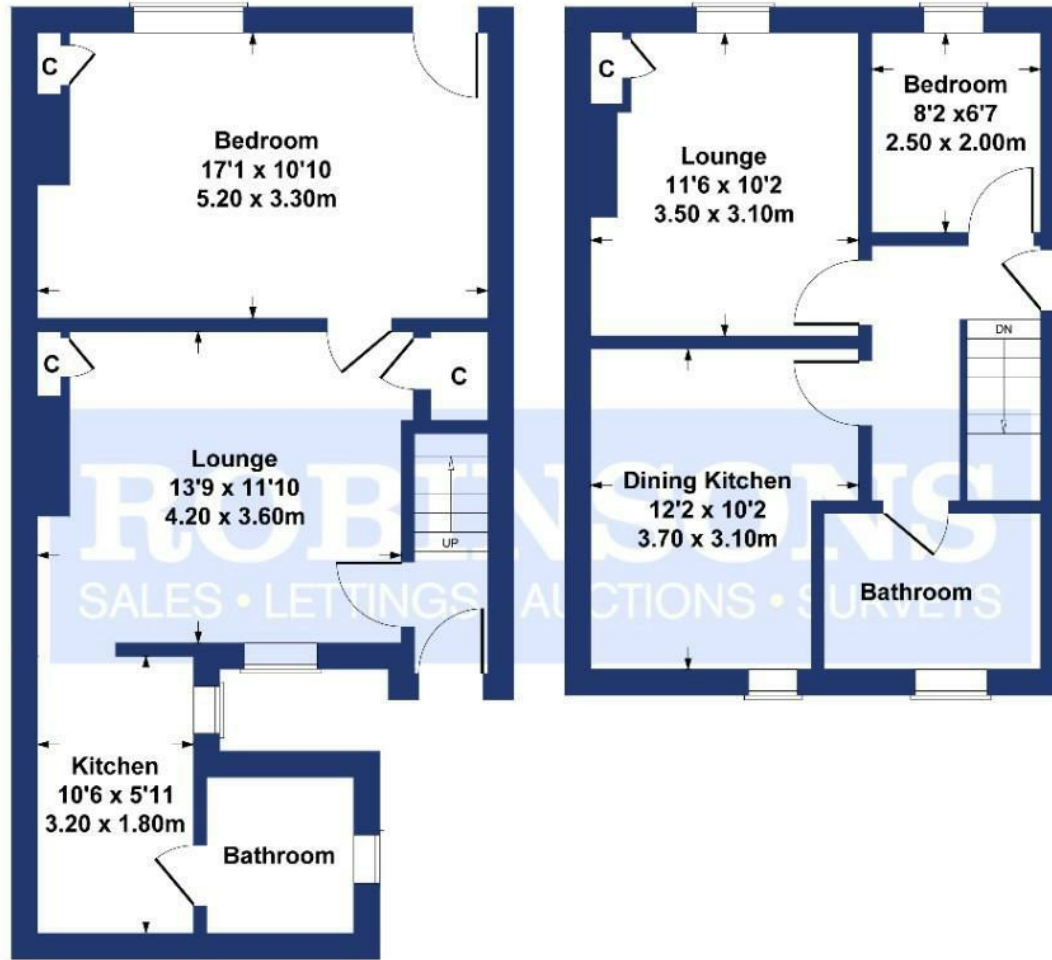
Energy Rating: E

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.

Coronation Terrace

Approximate Gross Internal Area

915 sq ft - 85 sq m



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. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(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. 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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