



The Oval, Ouston, DH2 1RZ
2 Bed - House - End Terrace
Starting Bid £112,500

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The Oval

Ouston, DH2 1RZ

* FOR SALE VIA MODERN METHOD OF AUCTION * GUIDE PRICE £112,500 PLUS RESERVATION FEE *

* NO CHAIN * ONE OF THE LARGEST PLOTS ON THE DEVELOPMENT * HUGE POTENTIAL TO EXTEND OR DEVELOPMENT (SUBJECT TO LOCAL PLANNING CONSENT * RECENTLY MUCH IMPROVED INTERNALLY * LOG BURNER * OPEN PLAN KITCHEN AND DINING AREA * TWO LARGE BEDROOMS * AMPLE OFF-STREET PARKING *

Occupying one of the largest plots on the development, we offer for sale with the benefit of NO ONWARD CHAIN this deceptively spacious two bedroom end link home which occupies a LARGE CORNER PLOT that offers a large amount of development opportunity (subject to local planning consent).

The internal floorplan has recently been re-decorated throughout and has a floorplan comprising: entrance hallway with storage, comfortable lounge with dual aspect windows and walk-in bay window, and a log burner, fitted kitchen and open plan dining area, again with dual aspect windows.

On the first floor there are two double bedrooms - both with ample storage - one of the bedrooms having a particularly nice outlook. There is also a shower room / WC.

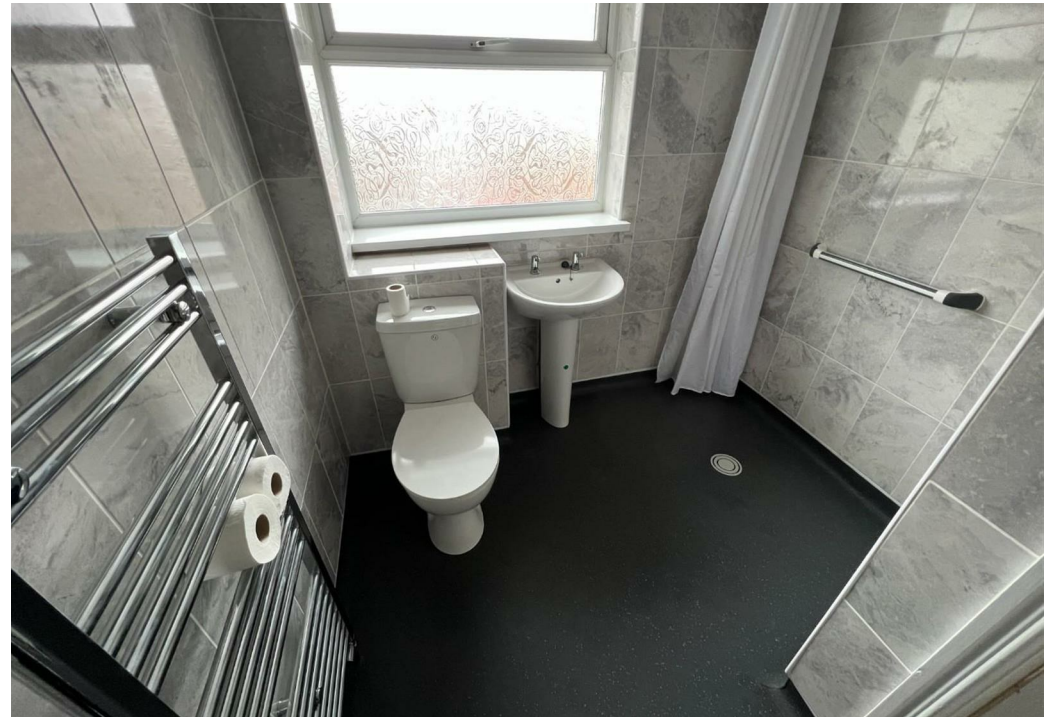
Externally the property has extensive land to the front, rear and side, the side being of exceptional size. There are folding gates to allow access for car parking, a log store, and dog kennels (which can be removed by the seller if not required).

The Oval is well placed for access to Chester le Street, Birtley and A1(M) for those who travel throughout the region, it also has good access to amenities and well regarded local schooling. In our opinion it should prove to be the ideal home for first time buyers, small families, commuters and investors.













GROUND FLOOR

Hallway

Lounge

16'4" x 12'5" into bay (5 x 3.8 into bay)

Dining Area

12'5" x 11'1" (3.8 x 3.4)

Kitchen

9'2" x 7'10" (2.8 x 2.4)

FIRST FLOOR

Landing

Bedroom

12'5" x 11'5" (3.8 x 3.5)

Bedroom

12'5" x 9'10" (3.8 x 3)

Shower Room

8'10" x 7'2" (2.7 x 2.2)

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: Basic 11 Mbps, Superfast 79 Mbps,

Mobile Signal/Coverage: Average/Poor

Tenure: Freehold

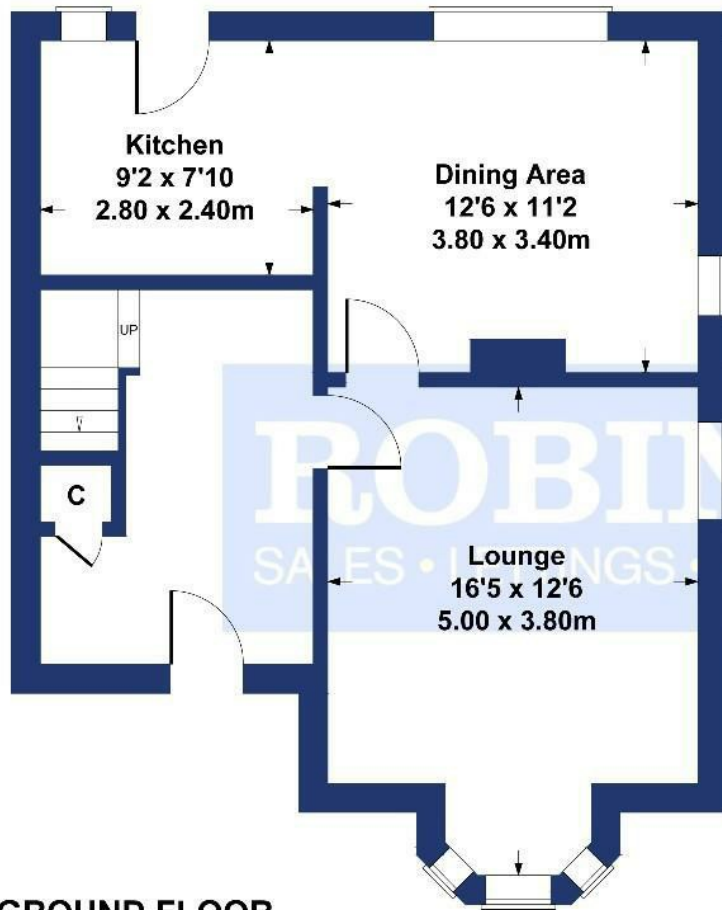
Council Tax: Durham County Council, Band A- Approx. £1,469 p.a

Energy Rating: C

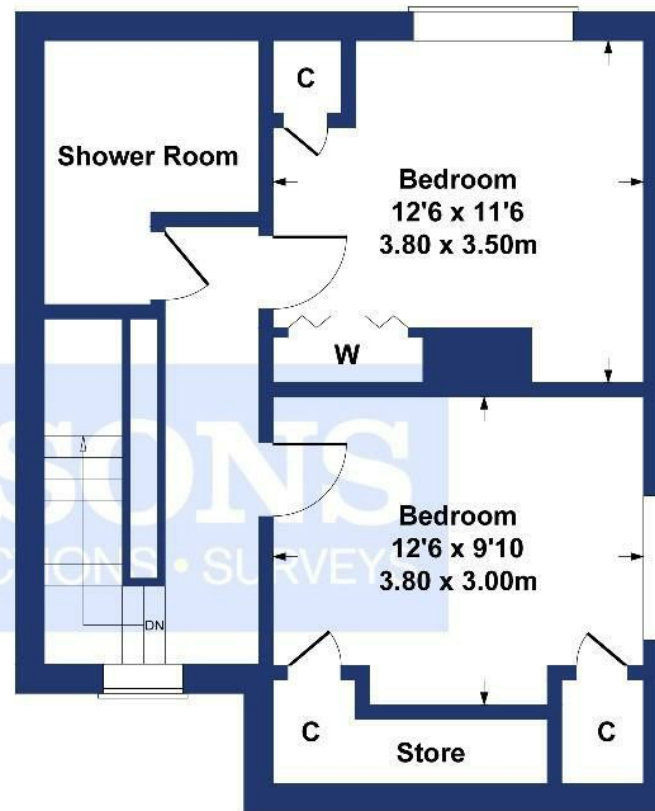
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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

The Oval

Approximate Gross Internal Area
1001 sq ft - 93 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		70	
(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. Robins & Sons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robins & Sons staff may benefit from referral incentives relating to these services.

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