



Smith and Friends are delighted to market this Two Bedroom Semi-Detached House, located within the popular area of Norton.

The property comprises of Entrance Porch to the front with a pitched roof leading through to the good sized Living Room, Fitted Kitchen with a range of light Oak effect units and Conservatory with door leading out to the Rear Garden.

The First Floor hosts a Landing with access to the roof space, Two Double Bedrooms, Family Bathroom/W.C. Externally the property has Front & Rear Gardens and Single Garage.

For a viewing contact Smith and Friends, Stockton. Early viewing is highly recommended.

UNFURNISHED

NO SMOKERS / PETS CONSIDERED, Subject to Terms.

REQUIRED EARNINGS: Tenants £24,000pa; Guarantor, if required £28,800pa

RENT £800

BOND £923

(Application is subject to a Holding Fee - please refer to our website for further details)

Osprey Close, Stockton-On-Tees, TS20 1SE

2 Bedroom - House - Semi-Detached

£800 Per Calendar Month

EPC Rating: C

TENURE:

COUNCIL TAX BAND: B



Osprey Close, Stockton-On-Tees, TS20 1SE



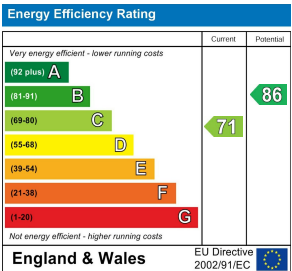
- Lounge
17'3 x 13'0 (5.26m x 3.96m)
- Kitchen
13'0 x 9'2 (3.96m x 2.79m)
- Conservatory
9'10 x 7'6 (3.00m x 2.29m)
- Bedroom
13'0 x 9'5 (3.96m x 2.87m)
- Bedroom
13'0 x 9'2 (3.96m x 2.79m)
- Bathroom

AUCTIONEER COMMENTS

Auctioneer Comments:
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a Non- Refundable Reservation Fee of 4.2% of the purchase price inc VAT, subject to a minimum of £6,000 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

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. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.



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