









For Sale by Modern Method of Auction; Starting Bid Price £59,950 plus reservation Fee.

A popular style mid terrace dormer cottage available with immediate vacant possession and no upper chain involved. Internally the accommodation is all on one floor comprising entrance hall, living room, kitchen, bedroom and a bathroom. Benefits of the property include double glazing, gas central heating to radiators where stated and a courtyard to the rear with off street parking. This convenient location provides easy access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas and major road links. Early viewing recommended.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Entrance via UPVC door to hall.

## Entrance Hall

Radiator and doors to lounge and bedroom.

## Lounge 15'11" x 13'7" max



Double glazed window to the rear elevation, radiator, storage cupboard and staircase to first floor. Door to kitchen.

## Kitchen 13'7" x 6'11"



Wall and base units with countertops over incorporating a 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Space provided for the inclusion of an oven, washing machine, fridge and freezer. Double glazed window to the rear and radiator.

## Rear Lobby

Storage cupboard housing boiler, UPVC door to the rear and door to the bathroom.

## Bathroom



Low level WC, washbasin and walk in bath with shower tap, radiator and double glazed frosted window.

## Bedroom 13'8" x 11'11"



Spacious double bedroom with a double glazed window to the front and a radiator.

## First Floor Landing

Suitable for storage space, Velux window and door to loft space

## Loft Space 8'9" x 7'0"



Radiator and skylight.

## Outside



Low maintenance courtyard to the rear with an electric fob controlled roller shutter providing off street parking.

## Council Tax Band

The Council Tax Band is Band A.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Important Notice

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:- The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of

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# MAIN ROOMS AND DIMENSIONS

particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £210.00 by Movewithus Ltd.

## Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman Fst

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

## Auction Comments 1

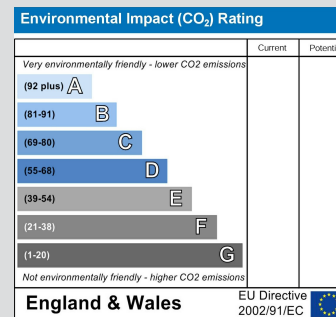
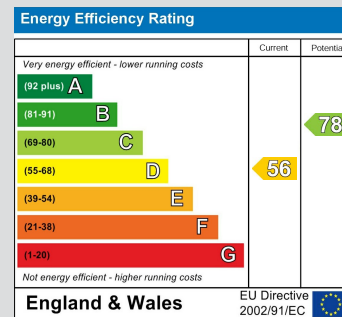
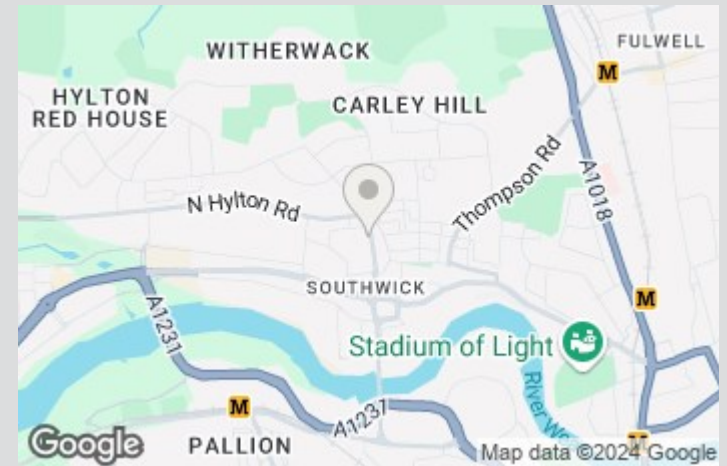
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding.

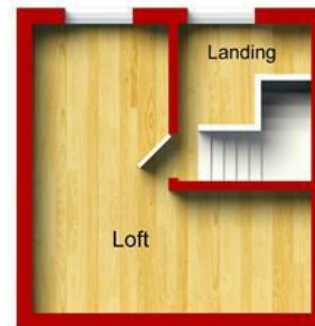
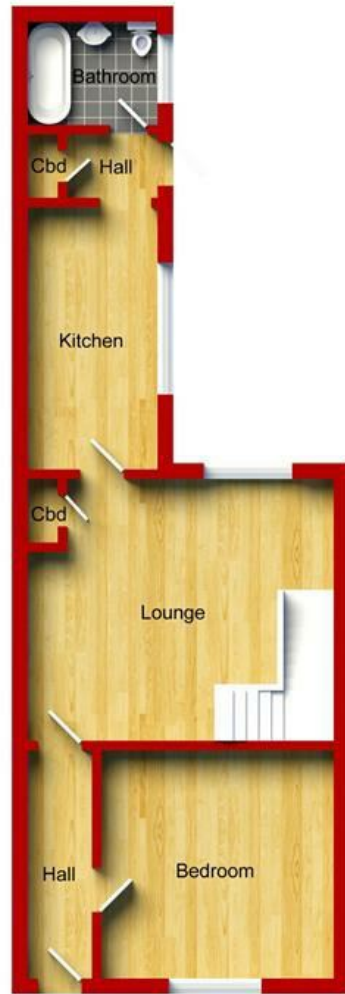
The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £7,080 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.

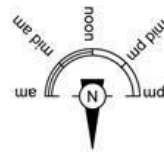
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



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Ground Floor  
Approximate Floor Area  
(53.70 sq.m)



Room In Roof  
Approximate Floor Area  
(20.40 sq.m)

25 James Street