









For Sale by Modern Method of Auction; Starting Bid Price £87,000 plus reservation Fee.

This two bedroom semi-detached home, occupies a superb position within this ever popular area of Silksworth. Internally the accommodation briefly comprises of a hall with staircase to the first floor, lounge and to the rear a kitchen / diner, along with a downstairs wc. To the first floor there are two well-proportioned bedrooms and a bathroom. Externally there is a garden to the front and a generous garden to the rear. This ever-popular area of Silksworth provides easy access to all local amenities, shops and schools as well as offering transport links to surrounding areas.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Reception Hall



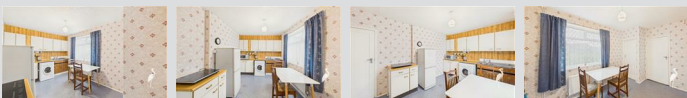
Double glazed window to front elevation, radiator and stairs to first floor with storage under.

Living Room 11'8" x 11'6"



Double glazed window to front elevation, radiator and feature fireplace.

Kitchen/Diner 14'9" x 9'1"



Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit. Space provided for an oven, washing machine and fridge freezer.

Double glazed window to rear elevation, storage cupboard and radiator.

Rear Hall

UPVC door to rear and door to WC.

Ground Floor WC



Low level WC and double glazed window to side elevation.

First Floor Landing



Double glazed window to side elevation.

Bedroom 1 18'0" x 11'4"



2x double glazed windows to front elevation and storage cupboard.

Bedroom 2 11'7" x 9'3"



Double glazed window to rear and 2x storage cupboards.

Bathroom



Washbasin and bath, and double glazed window.

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MAIN ROOMS AND DIMENSIONS

Outside



Garden to the front and a spacious rear garden mainly laid to lawn. Outhouse.

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.

Auction Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the `Reservation Period`).

Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £ 349.00 including 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 4.50% of the purchase price including VAT, subject to a minimum of £ 6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price.

This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the

service provider if the service is taken. Payment varies but will be no more than £ 450.00. These services are optional.

Important Notice - Particulars

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 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.

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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 £300.00 by Movewithus Ltd.

Fawcett Street Viewings

To arrange an appointment to view this property please

contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

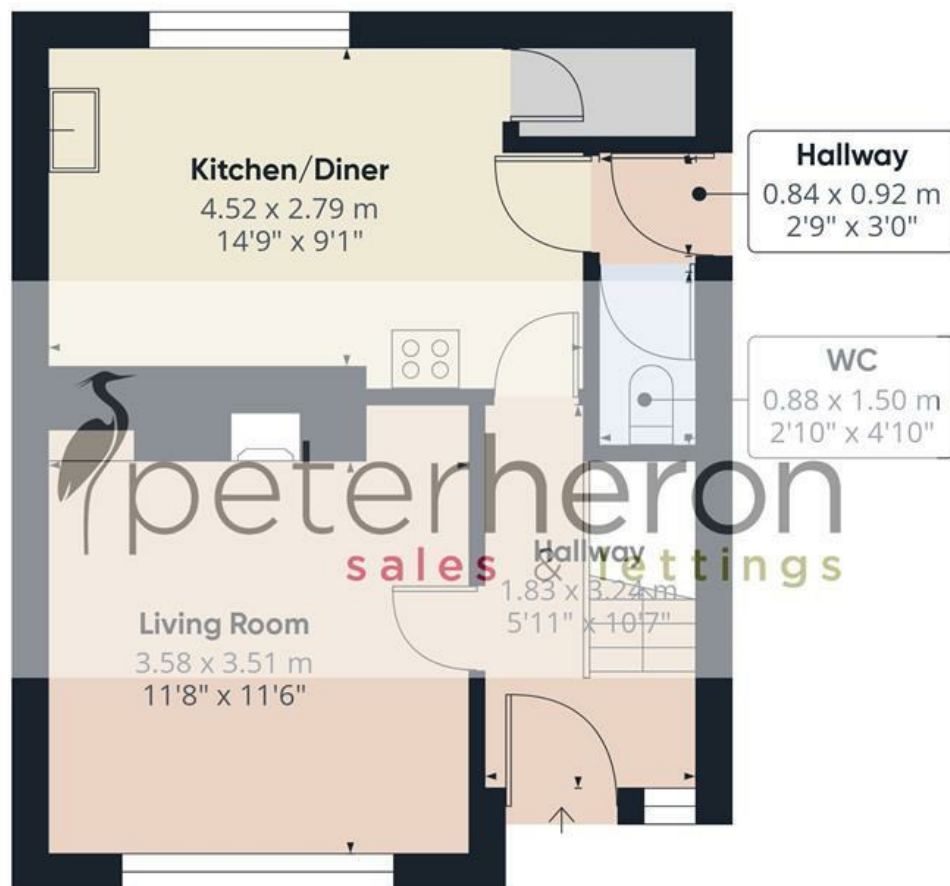
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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Ground Floor



First Floor

Approximate total area⁽¹⁾

67.6 m²

726 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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