

Ellesmere Road, Benwell, Newcastle upon Tyne NE4 8TR

Auction Guide Price: £50,000

For sale by auction is this ground floor flat located in Benwell. The accommodation briefly comprises of hallway, lounge, kitchen, bedroom and bathroom. Externally, there is a yard to the rear.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Early viewing is recommended.

Council Tax Band: A
EPC Rating: C

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Ground Floor Flat

One Bedrooms

Vacant Possession

Rear Yard

For any more information regarding the property please contact us today

Room Descriptions

Hallway
Storage cupboard. Radiator.

Lounge 14' 2" x 12' 10" (4.31m x 3.91m)
Two double glazed windows to the rear. Radiator.

Kitchen 11' 7" x 7' 10" (3.53m x 2.39m)
Double glazed window to the rear. Gas cooker point. Sink/drainer. Extractor hood. Door to the rear. Radiator.

Bedroom 13' 11" x 10' 7" into bay (4.24m x 3.22m)
Double glazed window to the front. Radiator.

Bathroom 7' 9" x 5' 9" (2.36m x 1.75m)
Panelled bath with shower over. Low level WC. Pedestal wash hand basin. Extractor fan. Storage cupboard. Radiator.

External
Yard to the rear.

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PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: On Street Parking

MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS
Listed? No
Conservation Area? No
Restrictions on property? No
Easements, servitudes or wayleaves? No
Public rights of way through the property? No

RISKS
Flooding in last 5 years: No
Risk of Flooding: Zone 1
Any flood defences at the property: No
Coastal Erosion Risk: Low
Known safety risks at property (asbestos etc...): No

BUILDING WORKS
Any known planning permissions or proposals in the immediate locality: No
Outstanding building works at the property: No

ACCESSIBILITY
This property has no accessibility adaptations.

TENURE
It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 12 October 1983
Ground Rent: £5pa

AUCTION DETAILS

Option 1
Terms and Conditions apply

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831 360

Terms and conditions apply see website www.agentspropertyauction.com

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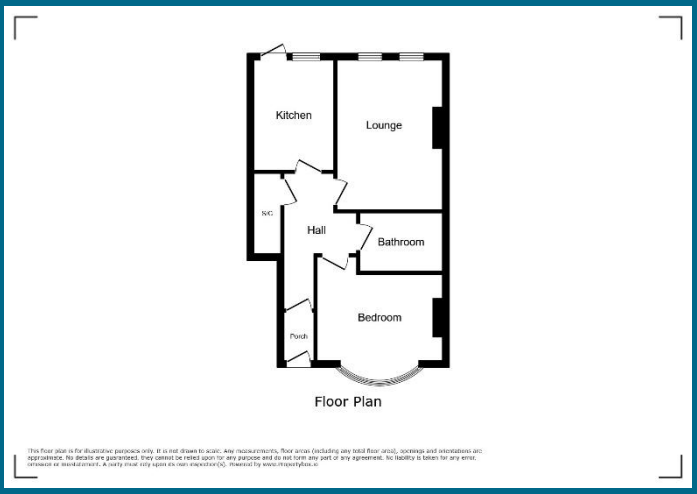


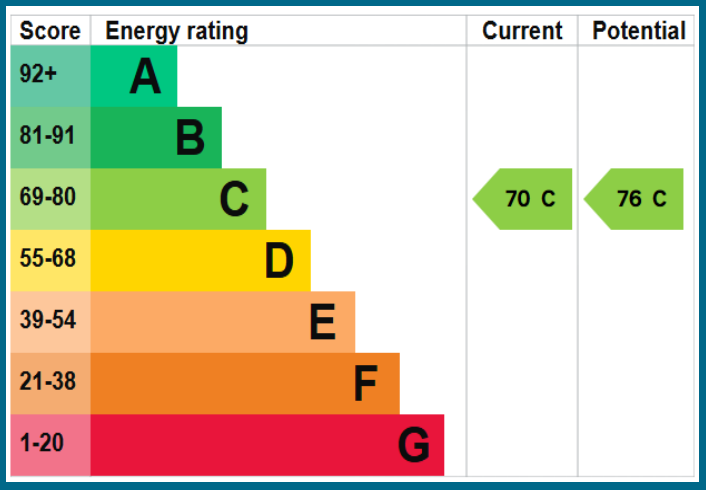




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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

The Property Ombudsman

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