



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.

An excellent investment opportunity or ideal first-time buyer purchase, offered with no onward chain and vacant possession. While the property would benefit from some modernisation and refurbishment, it offers generous living

**Camden Street, Stockton-On-Tees, TS18 3LA**

**2 Bed - House - Mid Terrace**

**Guide Price £55,000**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**



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Entrance Hallway  
Front entrance door, stairs to upper level.

Lounge  
Open plan with diner, double glazed window to front aspect, double glazed window to rear aspect, two radiators, fire.

Diner

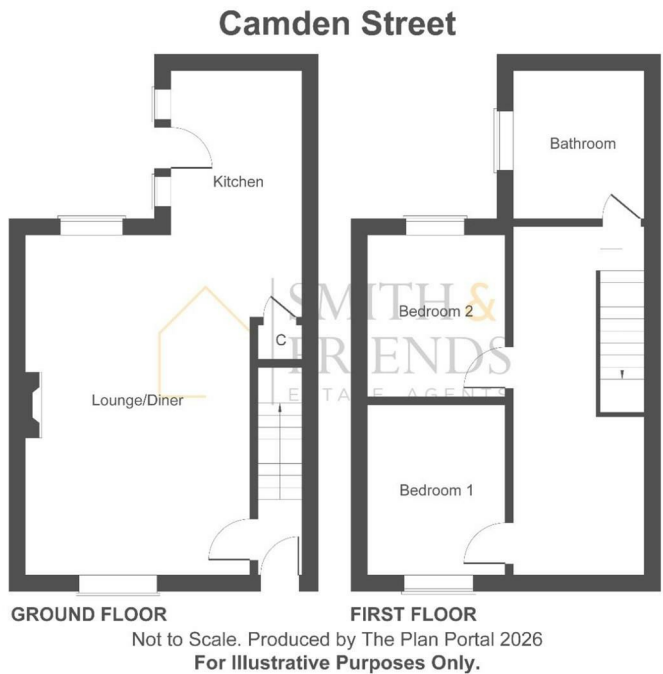
Kitchen  
Two double glazed windows to side aspect, uPVC double glazed window to side aspect, wall and base units, storage cupboard.

Landing  
Loft access.

Bathroom  
Double glazed window to side aspect, bath, shower, wash hand basin, WC, storage, radiator, flooring.

Bedroom  
Double glazed window to front aspect, radiator.

Bedroom  
Double glazed window to rear aspect, radiator.



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

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 87        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 67                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |