



Oxbridge Avenue, Stockton-On-Tees TS18 4JD

welcome to

Oxbridge Avenue, Stockton-On-Tees

A spacious four-bedroom semi-detached home on the sought-after Oxbridge Avenue, offering fantastic potential. Featuring two reception rooms, open-plan living/dining area, en-suite, garage, driveway and enclosed gardens. Ideally located close to schools, amenities and transport links.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Front UPVC entrance porch

Entrance Hall

Radiator, stairs up to first floor

Cloakroom

WC, toilet, sink, side elevation window

Lounge

13' 1" max x 12' 4" max (3.99m max x 3.76m max)

Gas fire, radiator, front bay

Dining Room

12' 5" max x 9' 4" max (3.78m max x 2.84m max)

Radiator, open to kitchen, WC, door to garden, rear elevation window

Reception Room

6' 10" x 17' 10" (2.08m x 5.44m)

Rear elevation window, side door to garden

Kitchen

19' 3" x 9' 3" (5.87m x 2.82m)

Wall and base units, extractor, spaces for appliances, rear elevation window, open to diner and garage, under stairs cupboard

Bedroom 1

6' 8" x 17' 11" (2.03m x 5.46m)

Front elevation window

En Suite

Bath over electric shower, toilet, sink, rear elevation window

Bedroom 2

11' 11" max x 11' 6" max (3.63m max x 3.51m max)

Front elevation window, radiator, storage, cupboard

Bedroom 3

8' 10" max x 11' 9" max (2.69m max x 3.58m max)

2 storage cupboards, radiator, rear elevation window

Bedroom 4

7' 11" x 11' 9" (2.41m x 3.58m)



Front elevation window, radiator, boiler cupboard

Bathroom

Loft hatch, bath, toilet, sink, radiator, rear elevation window

Front Garden

Patio, drive, garage

Rear Garden

Patio, laid to lawn, enclosed timber fence, brick shed



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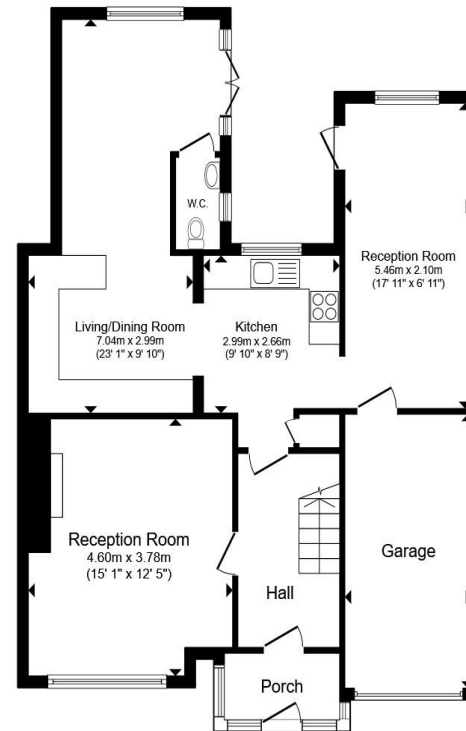
Oxbridge Avenue, Stockton-On-Tees

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- FOUR BEDROOMS
- SEMI-DETACHED

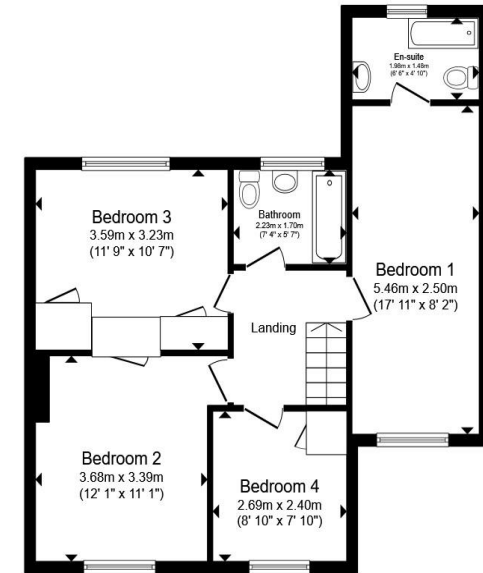
Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£160,000



Ground Floor



First Floor

Total floor area 146.4 m² (1,576 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
STO116285 - 0006

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