



**Jubilee Street, Toronto, DL14 7RT**  
**2 Bed - House - Mid Terrace**  
**Offers Over £70,000**

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Spacious two bedroomed cottage located on Jubilee Street in the quiet village Toronto. The property would be suitable for both first-time buyers or investors. The property is well situated with open views to the front and is only a short distance from the town of Bishop Auckland with all of its amenities which are also available in the nearby towns Bishop Auckland and Crook including supermarkets, high street retail stores, healthcare services as well as both primary and secondary schools. There is an extensive public transport system which allows for access to not only the neighbouring towns and villages, but to further afield places such as Durham, Newcastle and York. The A689 is nearby and leads on to the A688 and the A1 (M).

The accommodation on offer briefly comprises; entrance porch, lounge, kitchen/diner and bathroom to the ground floor whilst to the first floor there are two double bedrooms. Externally there is a small forecourt to the front, whilst to the rear there is an enclosed yard to the rear with gated access to the rear lane.

Energy Efficiency Rating D | Council Tax Band A | Tenure Freehold

To arrange a viewing please call Robinsons on 01388 458111

## GROUND FLOOR

### Entrance Lobby

### Lounge

14'3" x 12'1" (4.35 x 3.7)

With feature fire surround housing fire, uPVC double glazed window to the front and walk through to Kitchen/Dining Room.

### Kitchen

13'6" x 9'4" (4.13 x 2.86)

Fitted with a range of wall and base units having contrasting worktops incorporating single drainer sink unit, gas hob with extractor hood, built under oven, plumbing for an automatic washing machine, space for fridge/ freezer, tiled splash backs and uPVC double glazed window to the rear.

### Bathroom

Fitted with a three piece suite comprising panelled bath with shower over, pedestal washbasin, low level WC, panelled splashbacks and uPVC double glazed window to the rear.

## FIRST FLOOR

### Landing

### Bedroom 1

14'5" x 11'9" (4.40 x 3.6)

A very spacious room with uPVC double glazed window to the front.

### Bedroom 2

11'11" x 8'10" (3.65 x 2.7)

Another double room with Velux style window to the rear.

## EXTERNAL

To the front of the property there is a gravelled forecourt garden with steps leading to the front door whilst to the rear there is an enclosed yard.

## AGENTS NOTES

Council Tax: Durham County Council, Band A - Approx. £1701 p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard,

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – yes

Probate – NA

Rights & Easements – None known, check with seller

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

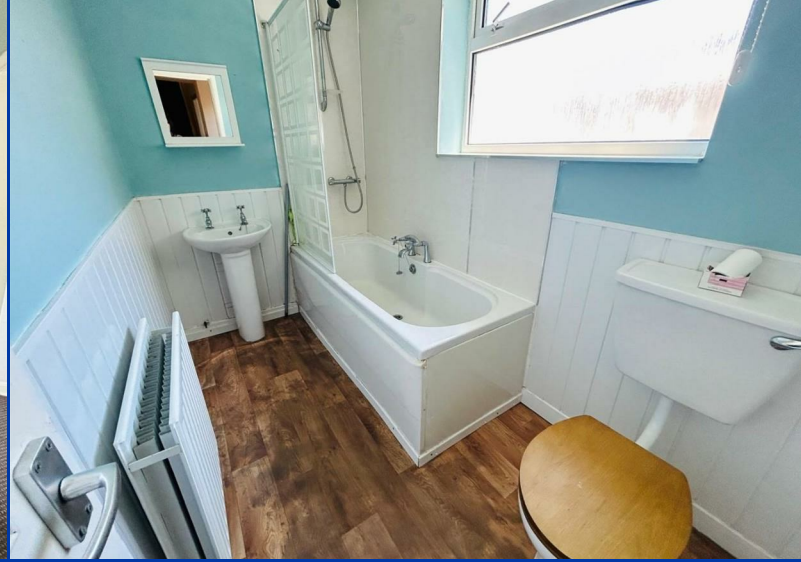
Accessibility/Adaptations – any alterations or conversions etc.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.







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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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