



Cotswold Crescent, Billingham TS23 2QB

welcome to

Cotswold Crescent, Billingham

Ideally situated close to local schools, the town centre, and a wide range of amenities, this spacious three-bedroom end of terrace family home offers well-proportioned living throughout.

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 Hall

Double glazed door to the front. Radiator. Stairs to the first floor. Door to the lounge.

Lounge

Feature log burner with wooden mantle, Coved cornicing. Radiator. Double glazed bow window to the front. Built in understair storage cupboard. Door

to :

Kitchen/Diner

A range of cream wall and base units, with rolled edge working surfaces and matching upstands. Stainless steel sink and drainer with mixer tap. Built in electric oven and hob with extractor over, plumbing for a washing machine and space for dining table. Double glazed window to the rear. Door to the rear lobby.

Rear Lobby

Double glazed door to the side, leading to the rear garden. Radiator and coving. Door to the :

Ground Floor Bathroom/Wc

Walk in Shower. Pedestal wash hand basin, low level, low flush WC. Tiled and panelled walls. Tiled floor. Radiator. Double glazed window to the side.

Bedroom 1

Three door fitted sliding robes, built in storage cupboard, radiator and double glazed window to the front

Bedroom 2

Fitted robes and storage. Radiator. Double glazed window to the rear.

Bedroom 3

Radiator. Double glazed window to the rear.

Externally Front Garden

Lawned garden to the front, with shared access driveway leading to the garage to the rear

Rear Garden

Enclosed and laid to lawn and decking, with paved



patio area and garden shed

Garage

Up and over door to the front



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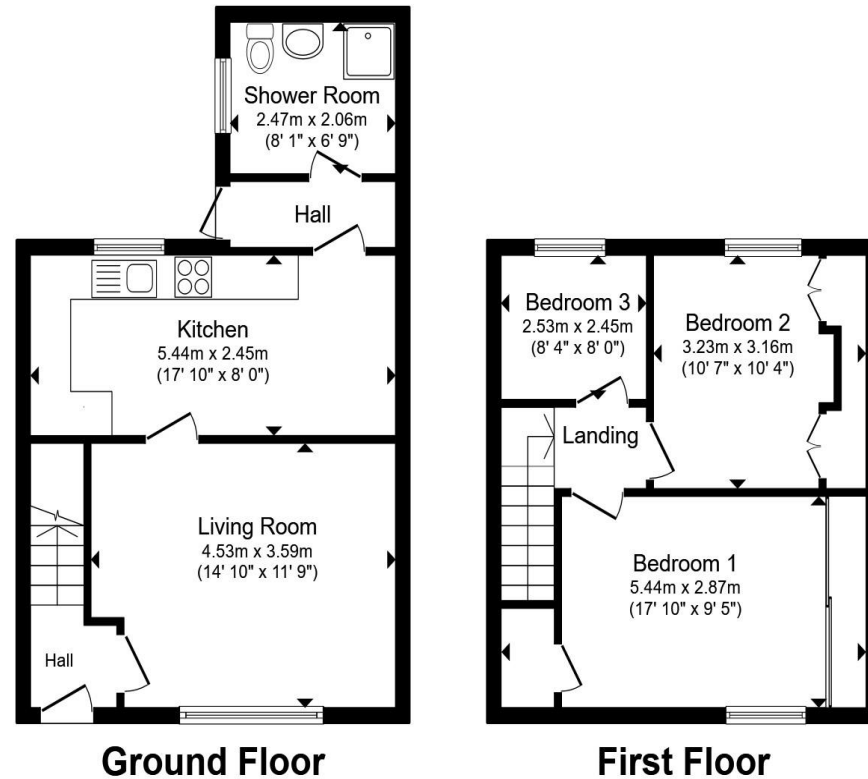
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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- MODERN METHOD OF SALE
- FEES APPLY

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

guide price

£100,000



Total floor area 74.6 m² (803 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:
BIL109457 - 0003

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