



7 Breydon Court

Cusworth, DN5 8UZ

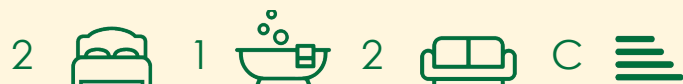
Auction Guide £50,000

FOR SALE BY MODERN METHOD OF AUCTION: First-floor flat in Breydon Court, Cusworth, ideal for first-time buyers or investors. Offers two bedrooms, two versatile reception rooms, a bright layout, and off-road parking. Conveniently located near local shops and amenities. Available with vacant possession—ready to move in or let. Auctioneer Comments: This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non- Refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc.VAT. These services are optional.

- First floor flat
- Two spacious bedrooms
- Vacant possession
- Off-road parking available
- Ideal for investment
- Perfect first-time buy
- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- The Modern Method of Auction
- Buyers fees apply

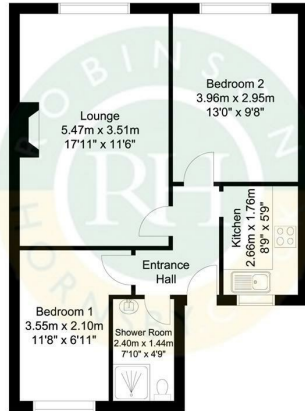
Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan

53 sq m/570.48 sq ft
Approx.

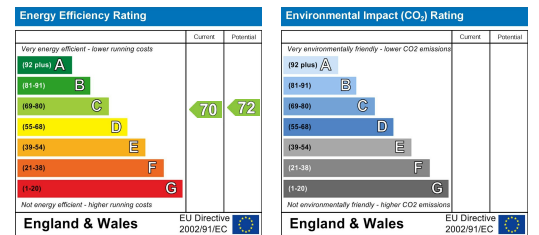


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. This plan is for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/metreage if quoted on this plan.
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Area Map



Energy Efficiency Graph



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