



Beech Park, Brandon, DH7 8TL
3 Bed - House - Terraced
Starting Bid £60,000

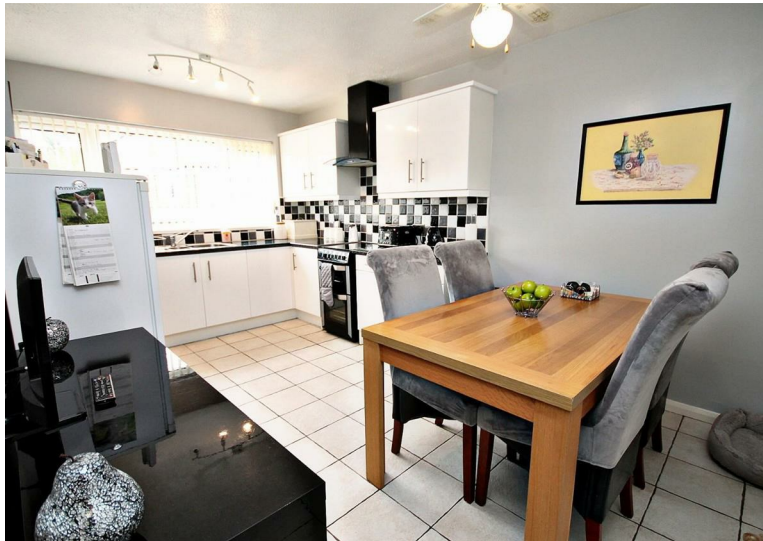
ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

**** Being Auctioned via the Great North Property Auction in connection with Robinsons ** Start bids welcome from £60,000 ** Buyers Premium applies please see full details for information ****

Superb Family or First Home ** Modern Fixture & Fittings ** Pleasant Position ** Views Over Front Green ** Outskirts of Durham City ** Upvc Double Glazing ** Gas Central Heating Via Replacement Combi ** Must Be Viewed **

The floor plan comprises: entrance porch, hallway, comfortable lounge, fitted kitchen and dining room, three bedrooms and modern fitted shower room/wc. Outside there is a front enclosed garden with outlook over the front green. Rear enclosed courtyard style garden with gated access.

There are a range of local shops and amenities available within Brandon itself, as well as nearby Langley Moor and Meadowfield, with more comprehensive shopping and recreational facilities and amenities available within Durham City Centre which lies approximately 4 miles distant. Brandon is well placed for commuting purposes as it lies a short drive from the A(690) Highway which provides good road links to other regional centres.



Entrance Porch

Hallway

Lounge

15'5 x 14'2 (4.70m x 4.32m)

Kitchen Diner

15'07 x 9'05 (4.75m x 2.87m)

First Floor

Bedroom

13'2 x 10'0 (4.01m x 3.05m)

Bedroom

10'4 x 6'0 (3.15m x 1.83m)

Bedroom

10'1 x 5'9 (3.07m x 1.75m)

Shower Room/WC

8'08 x 5'07 (2.64m x 1.70m)

Outside

Front enclosed garden with outlook over the front green.
Rear enclosed courtyard style garden with gated access.

Tenure - Freehold

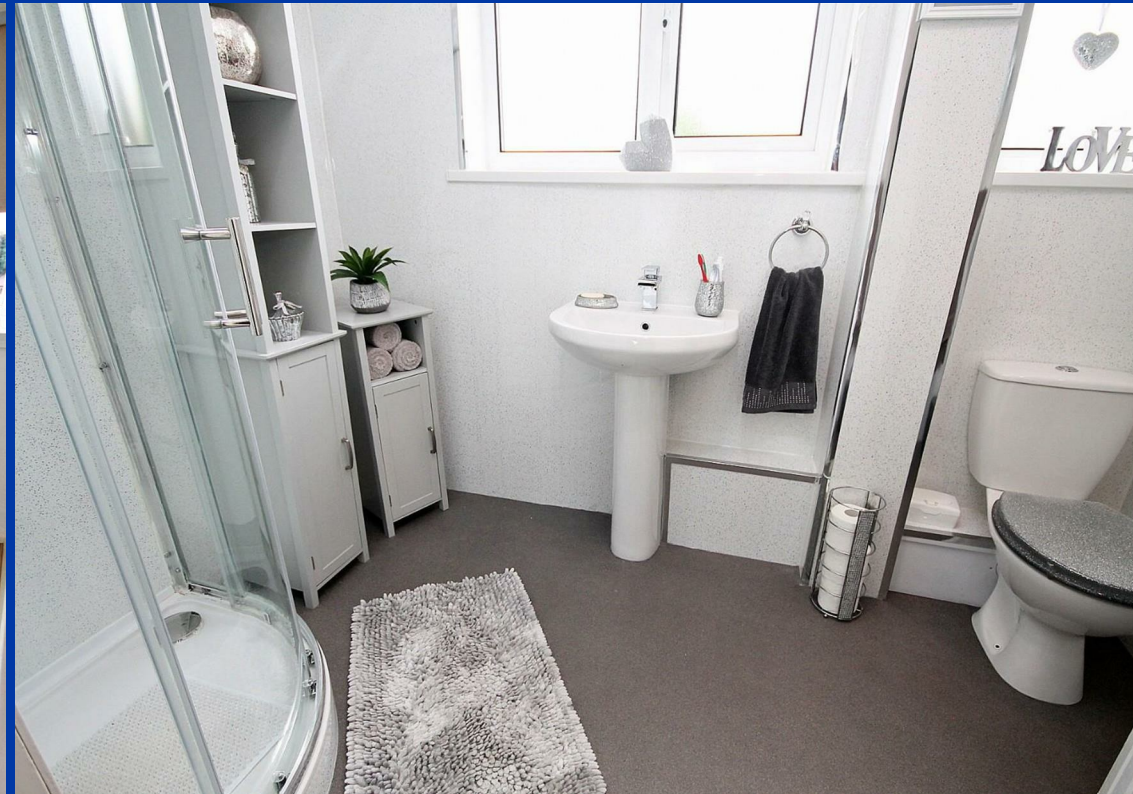
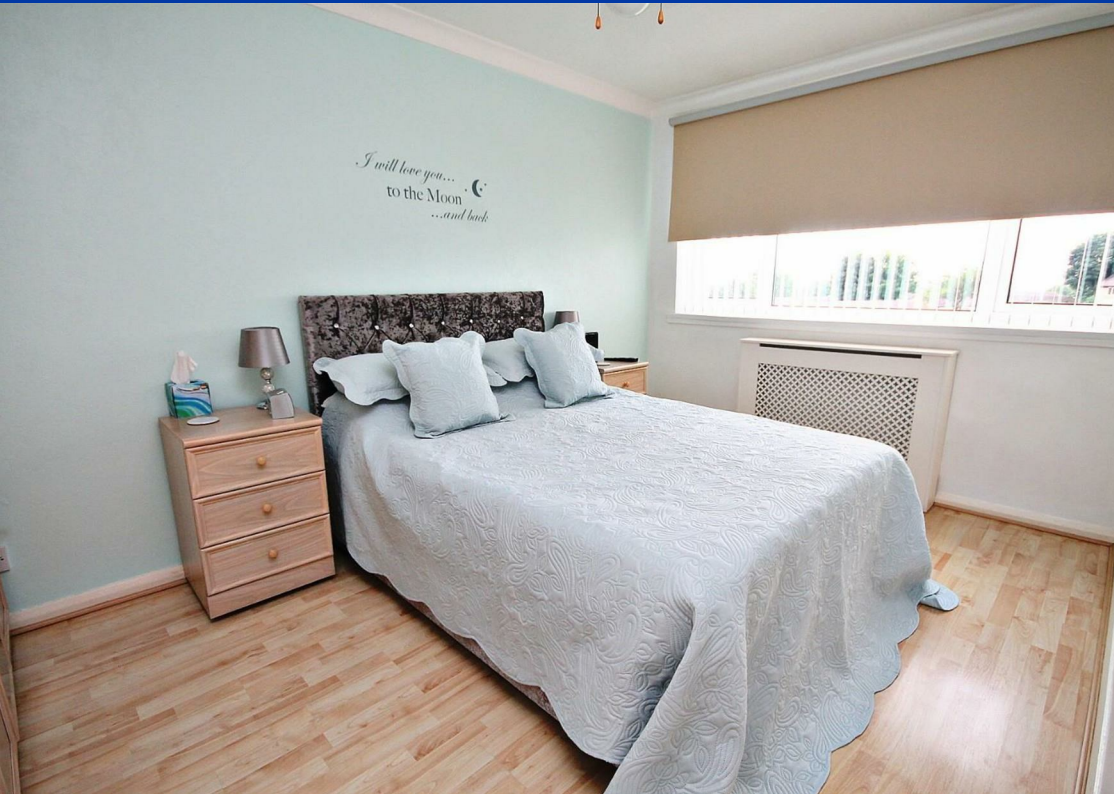
Council Tax Band - A

Annual Cost - £1266.26

AUCTION NOTE

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation 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 go through an identification

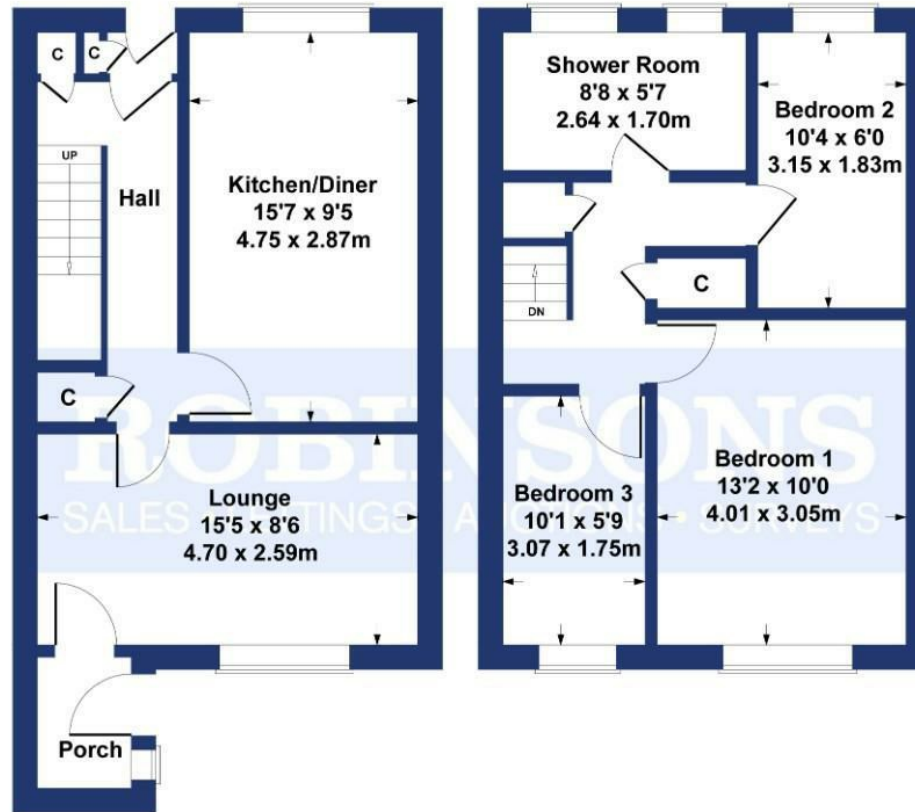
verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £220.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.





Beech Park

Approximate Gross Internal Area
811 sq ft - 75 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.