



East End, Wolsingham, DL13 3JU
3 Bed - House - Semi-Detached
Starting Bid £200,000

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For Sale by Modern Method of Auction: GUIDE PRICE
£200,000 PLUS RESERVATION FEE!

**** NO ONWARD CHAIN** **ENCLOSED REAR GARDEN****
****OFF STREET CAR PARKING**** This charming stone built semi detached cottage, which is well positioned, tucked away, in the popular village of Wolsingham and benefits from off street car park and rear garden. The property should prove to be a fantastic family home having spacious living accommodation throughout and three bedrooms, the master having a dressing room and en-suite bathroom. The internal floor plan comprises of Entrance Hallway, Utility Room, Shower Room Kitchen/Breakfast Room leading to the Sitting Room and there is a Garden Room positioned at the rear of the property with patio doors opening to the garden. To the first floor there are three Bedrooms, a Dressing Room and En-Suite Shower Room. The property has been very well looked after and benefits from Double Glazing, Gas Central Heating and has traditional features include wood beams, wood flooring, wood burning stove and Belfast sinks to Kitchen and Utility Rooms. Wolsingham offers a wide variety of amenities including shops, banks, public houses, cafes, restaurants. There is also schooling and it is on a bus route. We feel an internal viewing is a must to fully appreciate this property. Please contact Robinsons today to arrange yours.

The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non- refundable Reservation Fee which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website





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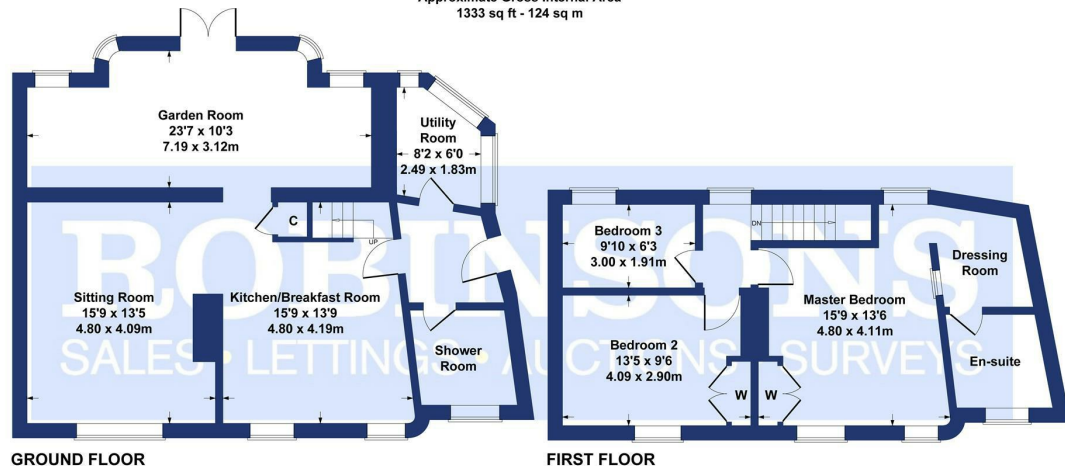
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

East End, Wolsingham

Approximate Gross Internal Area
1333 sq ft - 124 sq m



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	A		
B1-B7	B		
C1-C9	C		
D1-D8	D		
E1-E6	E		
F1-F3	F		
G	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	82	59

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B1-B7	B		
C1-C9	C		
D1-D8	D		
E1-E6	E		
F1-F3	F		
G	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	77	51

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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.

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