



Richmond Street, TS25 5SH
2 Bed - House - Mid Terrace
Starting Bid £25,000

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Richmond Street, TS25 5SH

A two bedroom mid terraced property which would make an ideal purchase for a buy to let investor. Richmond Street is situated between Oxford Road and Cornwall Street, with local schools and amenities in close proximity. The accommodation features uPVC double glazing and gas central heating, whilst in brief the layout comprises: entrance vestibule through to the lounge with feature fire surround, the kitchen is fitted with units to base and wall level with space for free standing appliances. The rear lobby gives access to the yard and ground floor bathroom which features a three piece white suite. To the first floor are two bedrooms, whilst externally is an enclosed yard. An internal viewing comes recommended to appreciate its full potential.

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 Limited. 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 £300.00 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. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door with uPVC double glazed fanlight above, access to:

LOUNGE 15'1 x 13'2 (4.60m x 4.01m)

uPVC double glazed window to the front aspect, feature fire surround with 'marble' style hearth, convector radiator.

INNER STAIRS

Staircase to first floor, access to kitchen, convector radiator.

KITCHEN 14'9 x 5'9 (4.50m x 1.75m)

Fitted with a range of contrasting units to base and wall level with roll-top work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, tiling to splashback, recess for cooker, space for further free standing appliances, concealed Potterton gas central heating boiler, uPVC double glazed window to the side aspect, convector radiator.

REAR LOBBY

uPVC door to the rear yard, access to ground floor bathroom.

GROUND FLOOR BATHROOM/WC 8'3 x 6'7 (2.51m x 2.01m)

Fitted with a three piece white suite comprising: panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, uPVC double glazed window to the rear aspect.

FIRST FLOOR: LANDING

uPVC double glazed window to the rear aspect, access to both bedrooms.

BEDROOM 1 13'3 x 12'2 (4.04m x 3.71m)

A good sized master bedroom with uPVC double glazed window to the front aspect, convector radiator.

BEDROOM 2 9' x 7' (2.74m x 2.13m)

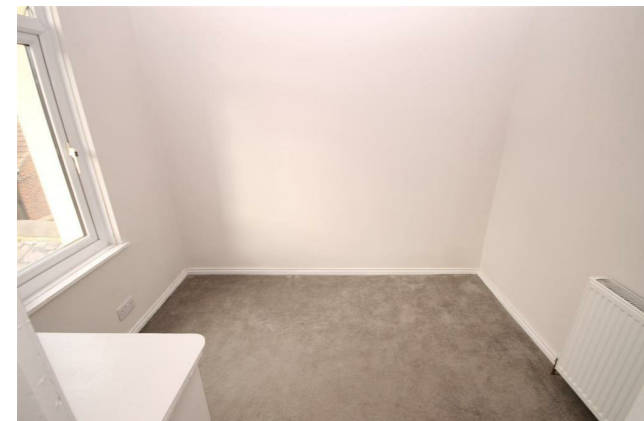
uPVC double glazed window to the rear aspect, hatch to loft space, convector radiator.

OUTSIDE

The property features an enclosed yard to the rear with gated access.

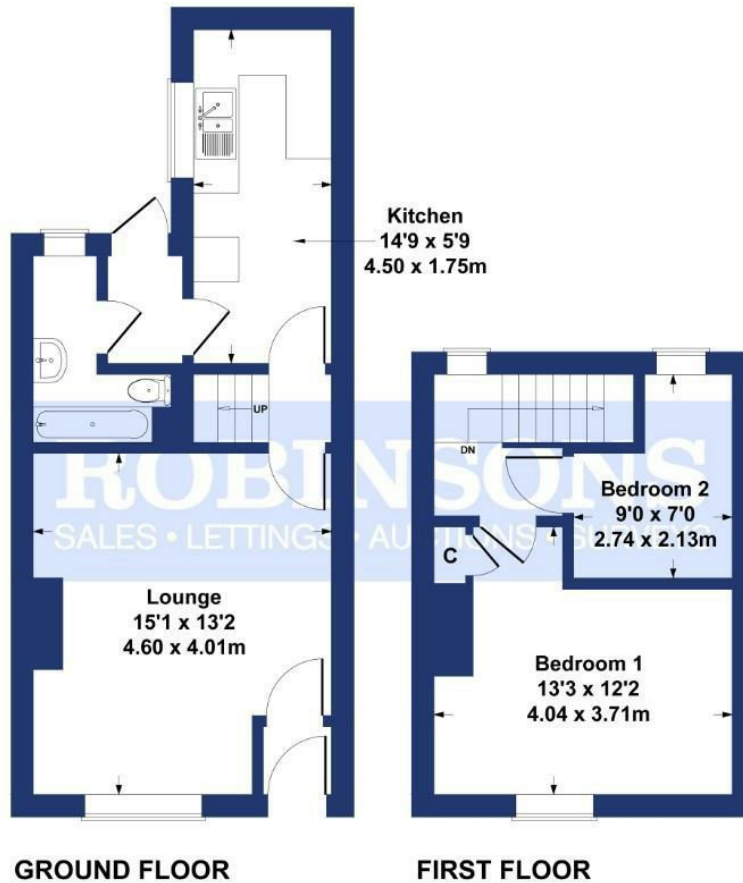
NB

For sale by Modern Method of Auction: Starting Bid Price £25,000 plus Reservation Fee. This property is for sale by The Great North Property Auction powered by Iamsold.



Richmond Street

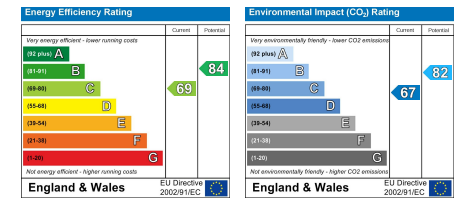
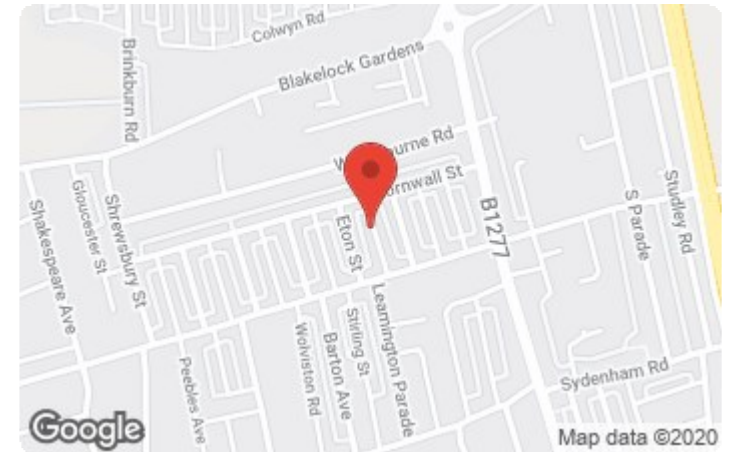
Approximate Gross Internal Area
619 sq ft - 58 sq m



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.

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