



Alum Waters, New Brancepeth, DH7 7JL
3 Bed - House - Mid Terrace
Starting Bid £59,950

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Auction end time: 17 Dec 2020 • 12:00 ** Being Auctioned via the Great North Property Auction in connection with Robinsons
** Start bids welcome from £59,950 ** Buyers Premium applies please see full details for information **

No Upper Chain ** Requires Refurbishment ** Semi Rural Setting ** Outskirts of Durham ** Front & Rear Gardens ** Possible Parking ** Pleasant Position ** Good Potential **

The floor plan comprises: entrance, lounge, dining room, kitchen, bathroom/wc. The first floor has three bedrooms. Outside there is a front garden with driveway for possible parking. The rear garden is enclosed and over the service lane.

Alum Waters is conveniently situated within 4 miles of Durham City Centre where there are comprehensive shopping and recreational facilities and amenities and it has proved to be a popular location for those wishing to live in a semi rural environment.

Entrance

Lounge

15'10 x 14'07 (4.83m x 4.45m)

Dining Room

11'04 x 10'11 (3.45m x 3.33m)

Kitchen

8'03 x 6'04 (2.51m x 1.93m)

Bathroom/WC

6'04 x 5'07 (1.93m x 1.70m)

First Floor

Bedroom

12'09 x 11'06 (3.89m x 3.51m)

Bedroom

14'05 x 7'03 (4.39m x 2.21m)

Bedroom

10'06 x 8'05 (3.20m x 2.57m)

Outside - Gardens front, rear and possible parking

Tenure - Freehold

Council tax band

Council tax band A, approx £1381 pa

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.

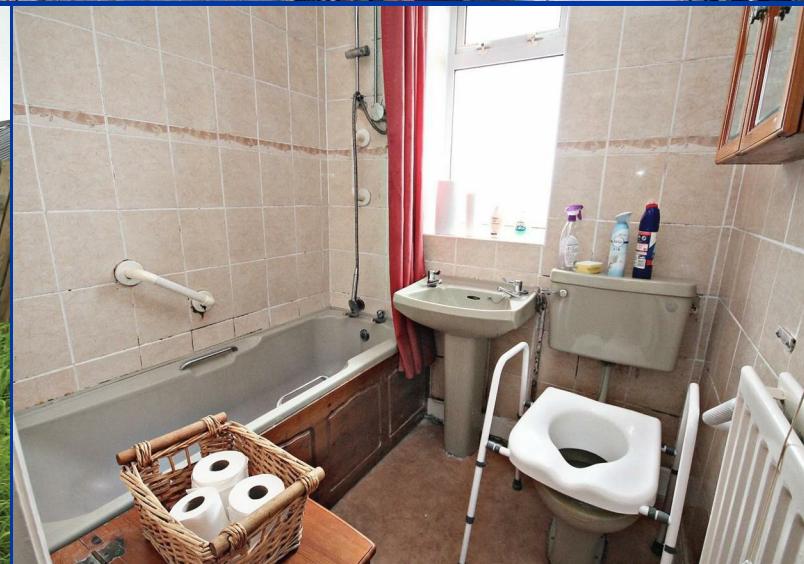
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of 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.



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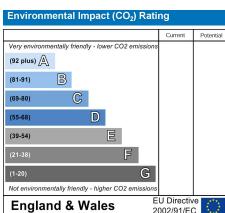
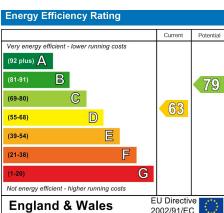
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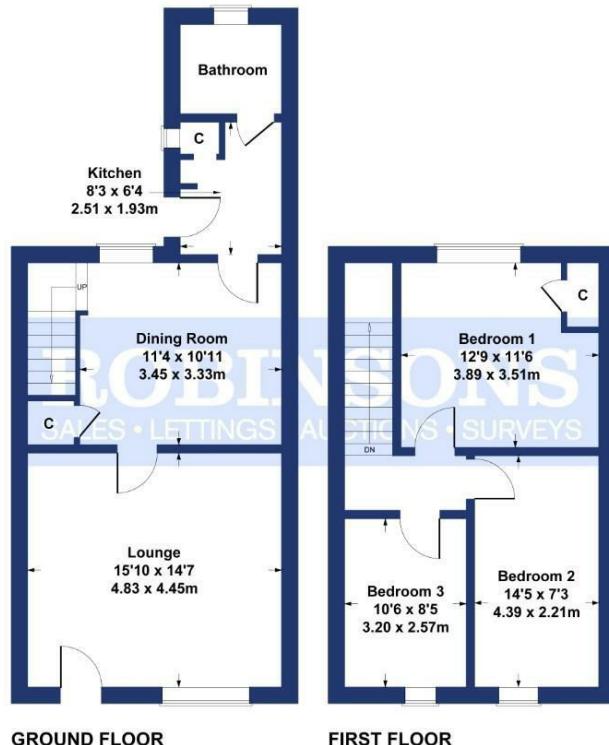
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



Alum Waters
Approximate Gross Internal Area
930 sq ft - 86 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. 2020

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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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