



Ashbourne Drive, Coxhoe, DH6 4SP  
4 Bed - House - Detached  
Starting Bid £140,000

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**\* Modern Method of Auction Sale \* Bids welcome from £140,000 \* Reservation Fee, please see full details for more info \* Auction end date is Friday 5th March at 3pm \***

**\* RARELY AVAILABLE \* WELL PRESENTED \* CUL DE SAC \* MUST BE VIEWED \* STUNNING KITCHEN \* LARGE PLOT \* EN-SUITE, DOWNSTAIRS WC & UTILITY \* DOUBLE DRIVEWAY \***

Offered to the market by way of auction is this lovely home, a style of which is rarely available. Located in a quiet cul de sac this home should impress the needs of most buyers.

Internally the floorplan comprises: entrance hallway, large inviting living room, stunning dining kitchen with a range of integrated appliances and underfloor heating, utility room, and a downstairs WC. On the first floor there are four large bedrooms, the master having en-suite facilities, and a family bathroom. Externally there property has a front garden, double driveway, and garage. To the rear is a well sized garden. There are solar panels on a lease with A Shade Greener, with 19 years remaining.

Ashbourne Drive is typically popular with a wide variety of potential purchasers as it offers excellent access to schools, amenities, recreational facilities and major motoring links including the A1(M). We would strongly recommend an early internal inspection.





## GROUND FLOOR

### Entrance Hallway

### Living Room

17'7 x 10'4 (5.36m x 3.15m)



### Dining Kitchen

18'8 x 9'1 (5.69m x 2.77m)



### Utility

9'1 x 6'5 (2.77m x 1.96m)



### Downstairs WC

## FIRST FLOOR

### Landing

### Bedroom

12'7 x 12'2 (3.84m x 3.71m)

### En-Suite



### Bedroom

12'7 x 7'8 (3.84m x 2.34m)

### Bedroom

10'4 x 9'1 (3.15m x 2.77m)

### Bedroom

9'1 x 6'5 (2.77m x 1.96m)

### Bathroom

## EXTERNALLY

### Double Driveway

### Garage

17'7 x 7'5 (5.36m x 2.26m)

### Gardens to Front and Rear

## Auction Information

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.

## Council Tax Band

Council tax band D - Approx £2071 pa





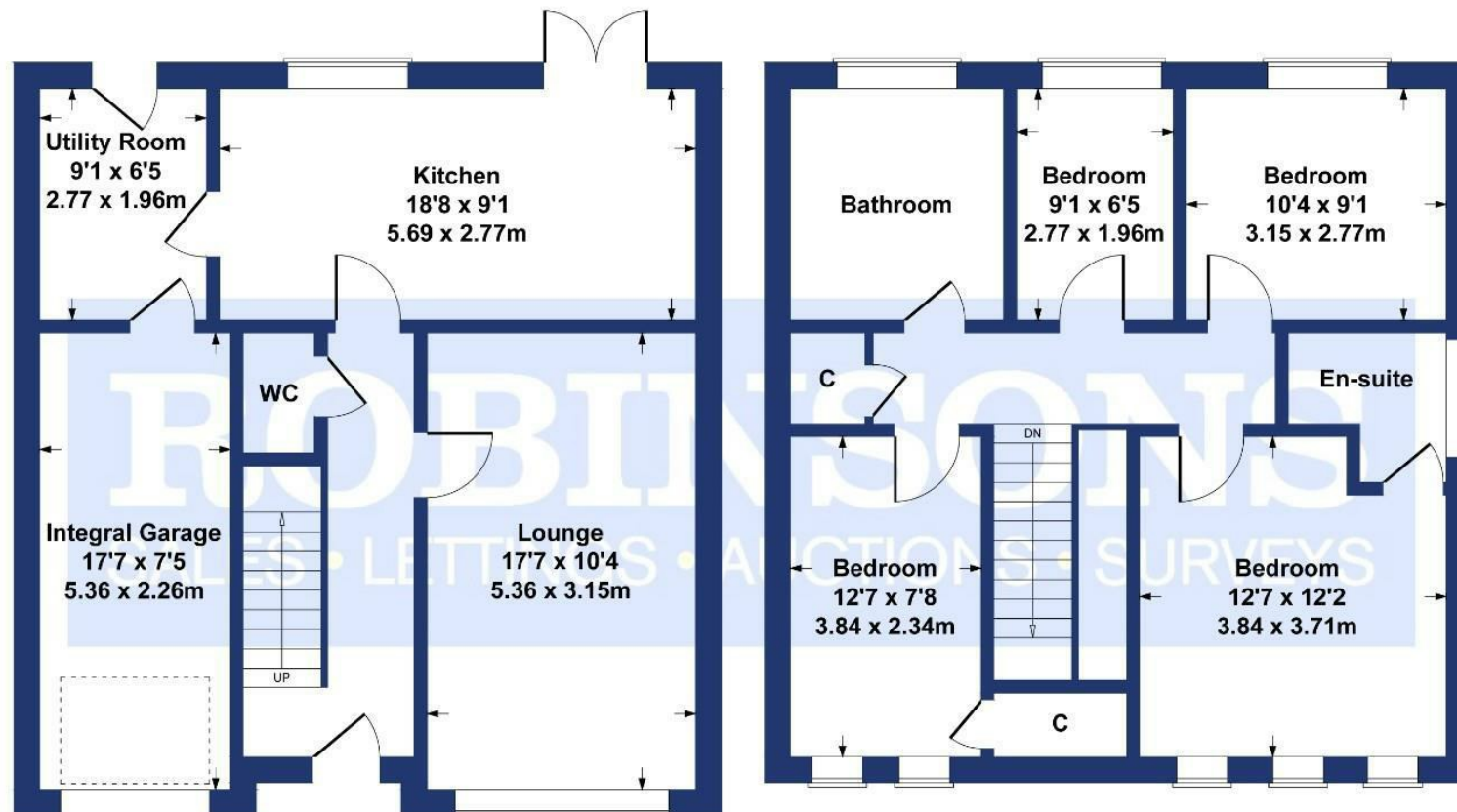






# Ashbourne Drive

Approximate Gross Internal Area  
1322 sq ft - 123 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. 2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>87</b>	<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>	<b>87</b>	<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.