



Clephan Street, Dunston, Tyne And Wear, NE11 9BB

*****FOR SALE BY MODERN METHOD OF AUCTION***CHAIN FREE - REFURBISHMENT PROJECT*** Two bedroom ground floor flat would make an ideal investment or first time purchase for a wide range of buyers able to appreciate the potential this property has to offer. In brief the the property benefits from lounge, kitchen, bathroom and two good size bedrooms. Externally there is a shared yard to the rear and shared garden to the front. On street parking available to both sides. Close to local amenities and travel links this is a property not to be missed out on! EPC Rating C.**



For Sale by Modern Auction – T & C's apply

Refurbishment Project

Subject to Reserve Price

Two Bedroom Ground Floor Flat

Buyers fees apply

EPC Rating C

Guide Price £55,000

Lounge 13' 9" x 12' 7" (4.19m x 3.83m) Max

Kitchen 11' 5" x 8' 0" (3.48m x 2.45m)

Fitted with a range of wall and base units for storage and integrated oven/hob.

Bathroom 7' 2" x 6' 3" (2.19m x 1.90m)

Features bath with overhead shower, w/c and wash basin.

Bedroom 1 16' 0" x 12' 11" (4.87m x 3.93m)

Bedroom 2 10' 5" x 7' 4" (3.17m x 2.23m)

Externally

Shared yard to the rear and open communal garden to the front with on street parking available to both sides. The property is a short walk from local shops, amenities and travel links serving Metrocentre and Newcastle City Centre.

Additional Information

This is a ground floor flat- leasehold property 900 years from 1994 (870 remaining). Peppercorn rent. Council Tax Band A. EPC Rating C.

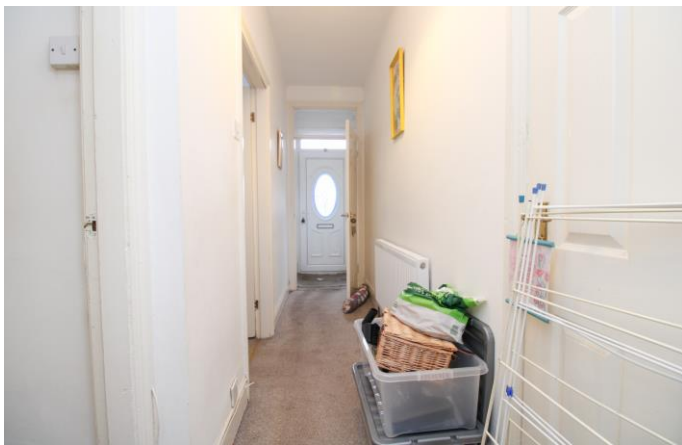
Important Note To Purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.

Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the

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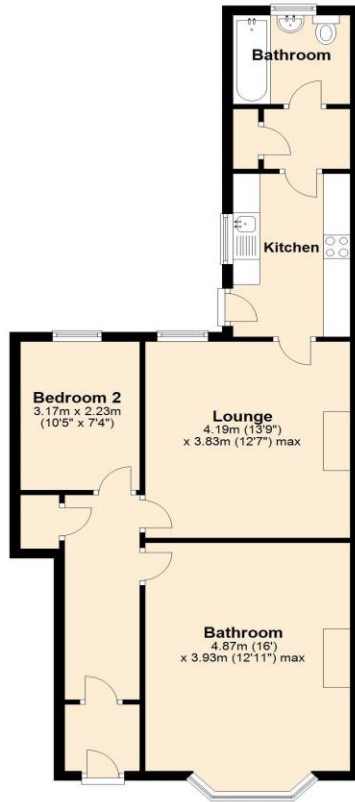


EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floorplan

Ground Floor
Approx. 68.5 sq. metres (737.7 sq. feet)



Total area: approx. 68.5 sq. metres (737.7 sq. feet)

For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

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