



Holly Terrace, Howden Le Wear, DL15 8HD  
3 Bed - House - End Terrace  
Starting Bid £68,000

**ROBINSONS**  
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For sale by modern auction, guide price £68,000, plus reservation fee. Auction ends 9/1/2025 at 2pm.

\* NO FORWARD CHAIN \* LARGE THREE BEDROOM HOUSE  
\* TWO RECEPTION ROOMS \* UTILITY ROOM AND WC \*

Robinsons have the pleasure of offering to the sales market this three bedroom, two reception room end terrace house which should prove to be a fantastic family home and has the benefit of NO FORWARD CHAIN. having spacious accommodation, including utility room and ground floor WC. The house has double glazed windows and solid fuel heating.

The internal accommodation comprises; entrance hallway, lounge with bay window to the front aspect. Dining room with windows to rear and side aspect, kitchen, utility room and cloakroom/WC. To the first floor there are three bedrooms and a bathroom.

Outside there is a garden to the front, enclosed yard and workshop/storage shed.

Howden Le Wear is a popular village and has a primary school, post office and village shop, butchers and fish & chip shop, it is on a regular bus route giving easy access to other neighbouring towns including Crook and Bishop Auckland.

An internal viewing comes highly recommended, please contact Robinsons to arrange yours.

#### Agent Notes

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Solid fuel  
Tenure: Freehold  
EPC Rating: F  
Durham Council Tax Band: A  
Annual Price: £1,621  
Broadband  
Basic  
4 Mbps  
Superfast  
80 Mbps  
Ultrafast  
1000 Mbps  
Mobile Signal: Poor/Average  
Disclaimer

The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal

representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

#### MODERN AUCTION

##### Auctioneer Comments

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 buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

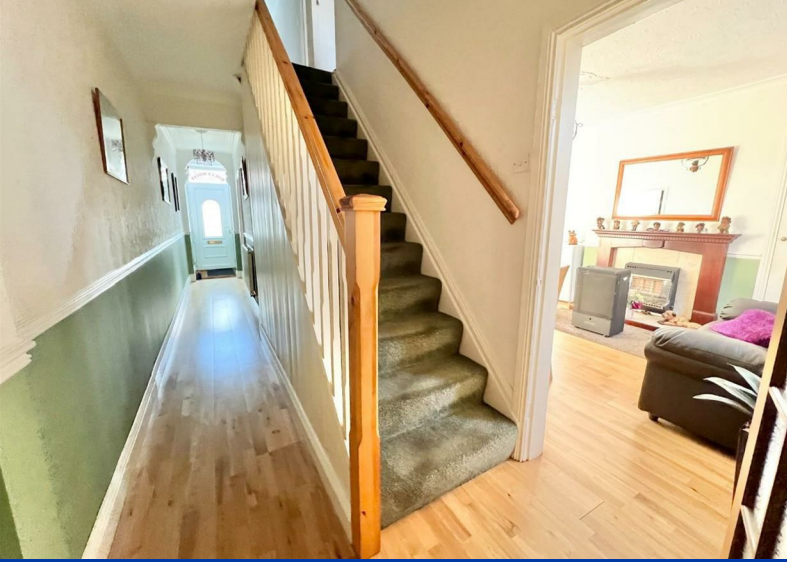
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of 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 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.



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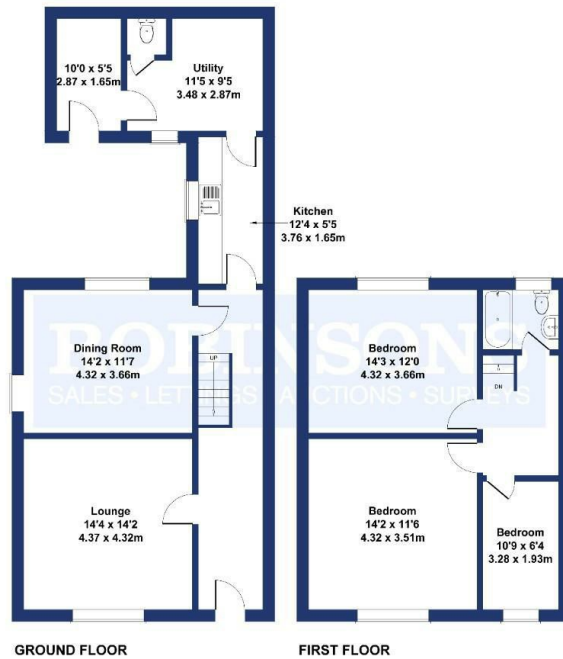
Lettings and Management

Strategic Marketing Plan

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## Holly Terrace Howden Le Wear

Approximate Gross Internal Area  
1337 sq ft - 124 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		21	58
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	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### DURHAM

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DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

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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.

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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