



Station Street, Tow Law, DL13 4DT
2 Bed - House - Terraced
Starting Bid £50,000

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For sale by modern auction, guide price £50,000 plus reservation fee.

* NO FORWARD CHAIN * GARAGE *

Robinsons have the pleasure of offering to the sales market, with the benefit of NO FORWARD CHAIN this two bedroom mid terrace house with rear yard and garage. The house requires modernisation and this has been reflected in the asking price, it does however have a gas combination boiler and UPVC double glazed windows.

The internal accommodation comprises; entrance hallway, lounge, kitchen with a range of wall, base and drawer units, useful utility room with space for washing machine and shower room.

To the first floor there are two bedrooms and a bathroom with three piece suite.

Outside there is an enclosed yard and garage to the rear.

Station Street is conveniently located in Tow Law and is within close proximity to shopping amenities schooling and bus links. Tow Law is surrounded by an abundance of countryside views and walks.

An internal viewing comes highly recommended.

Modern auction

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the 'Reservation Period'). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £ 349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £ 6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £ 450.00. These services are optional.

Agent notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: D

Tenure: Freehold

Council Tax Band: A

Annual Price: £1,701.00

Broadband

Basic

19 Mbps

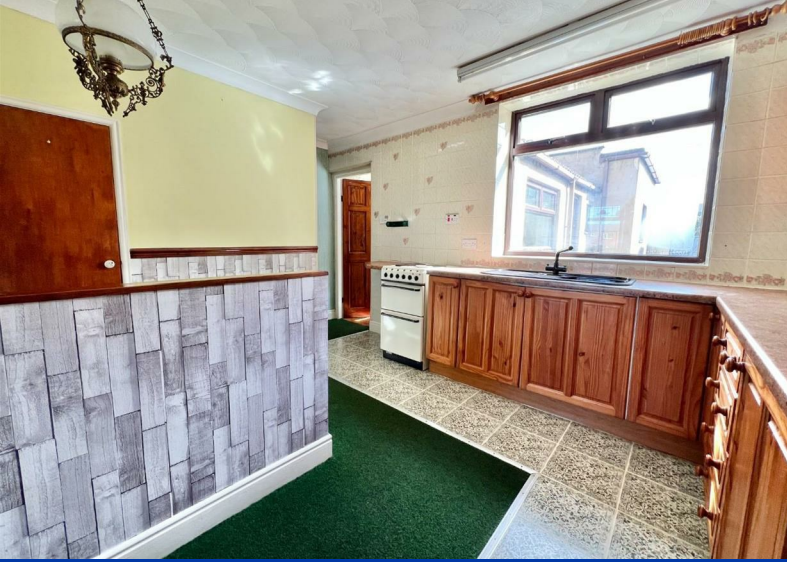
Superfast

80 Mbps

Mobile Signal: Average/Good

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.



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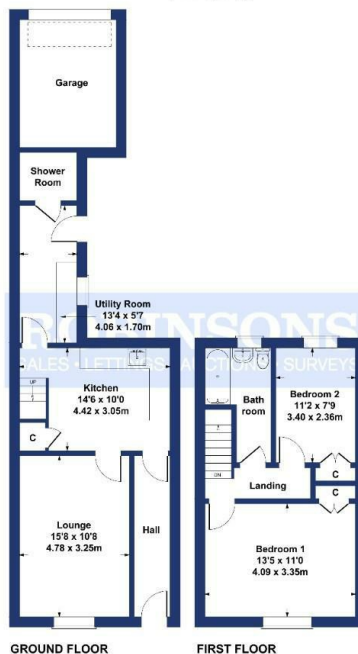
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Strategic Marketing Plan

Dedicated Property Manager

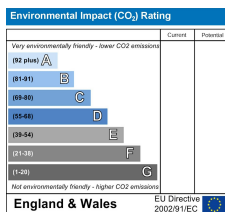
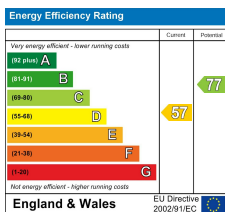
Station Street Tow Law

Approximate Gross Internal Area
874 sq ft - 81 sq m
(Excluding Garage)



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. 2025



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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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