



Mayorswell Field, Claypath, DH1 1JW
3 Bed - House - Semi-Detached
Starting Bid £225,000

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Mayorswell Field Claypath, DH1 1JW

No Upper Chain ** Good Potential ** Updating Required ** Walking Distance to Durham City Centre, Local Amenities & Road Links ** Open to a Variety of Buyers ** Gardens, Garage & Driveway ** Spacious Floor Plan ** Double Glazing & GCH ** Early Viewing Advised **

* Being Auctioned through Robinsons in connection with the Great North Property Auction * Start bids welcome from £225,000 * Buyers Premium applies please see full details for information **

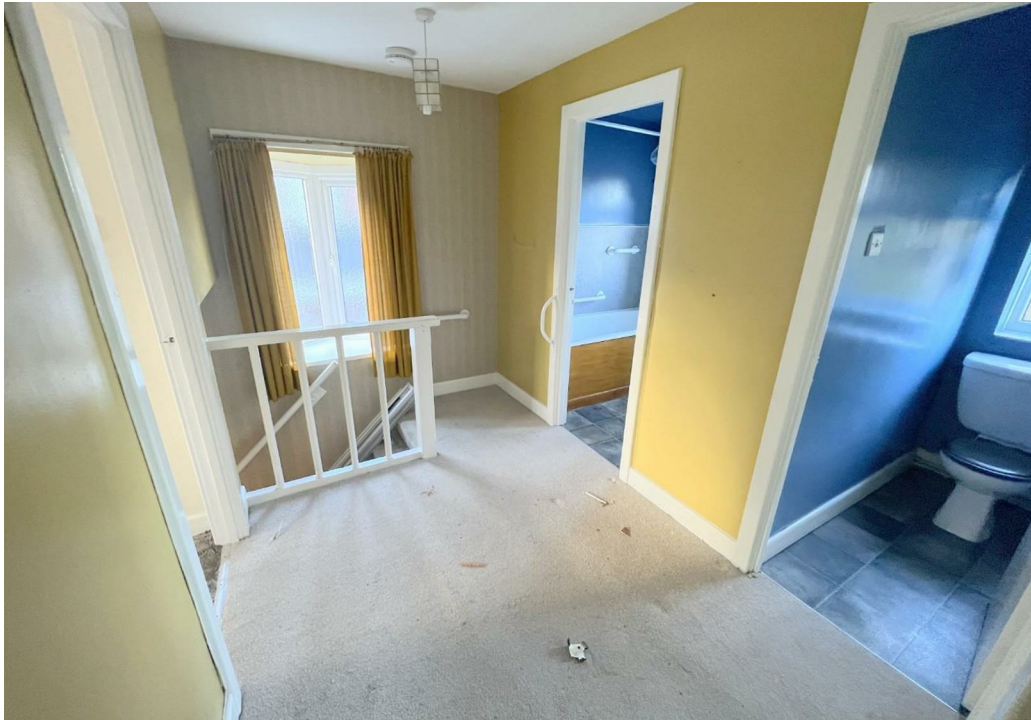
**** Please note this property has not previously been rented to students, so anyone interested for this purpose, should seek clarification from the local council ****

The floor plan comprises: entrance hallway, comfortable lounge, dining room, kitchen, utility room with door to the garage and WC. The first floor has three bedrooms, bathroom and separate WC. Outside the property occupies a pleasant position with front and rear gardens. The front provides off street parking which leads to the single car garage. The rear garden is enclosed with lawned and patio areas.

Mayorswell Field offers an extremely pleasant cul-de-sac location within a few minutes walk of the Market Place and many of the City Centre's shopping and recreational facilities and amenities, College and University buildings. It is also well placed for commuting purposes being within a few minutes drive of the A(690) Highway and the A1(M) Motorway Interchange at Carrville providing excellent road links to other parts of the region.

Council tax band C - approx. £1959pa
EPC rating E











GROUND FLOOR

Hallway

Lounge

16'02 x 12'0 (4.93m x 3.66m)

Dining Room

10'05 x 9'0 (3.18m x 2.74m)

Kitchen

12'09 x 9'0 (3.89m x 2.74m)

Utility Room

7'07 x 7'10 (2.31m x 2.39m)

Garage

16'05 x 7'07 (5.00m x 2.31m)

FIRST FLOOR

Bedroom

12'11 x 12'10 (3.94m x 3.91m)

Bedroom

12'10 x 8'07 (3.91m x 2.62m)

Bedroom

10'03 x 7'05 (3.12m x 2.26m)

Bathroom

7'06 x 5'06 (2.29m x 1.68m)

WC

5'06 x 2'04 (1.68m x 0.71m)

Auction Notes

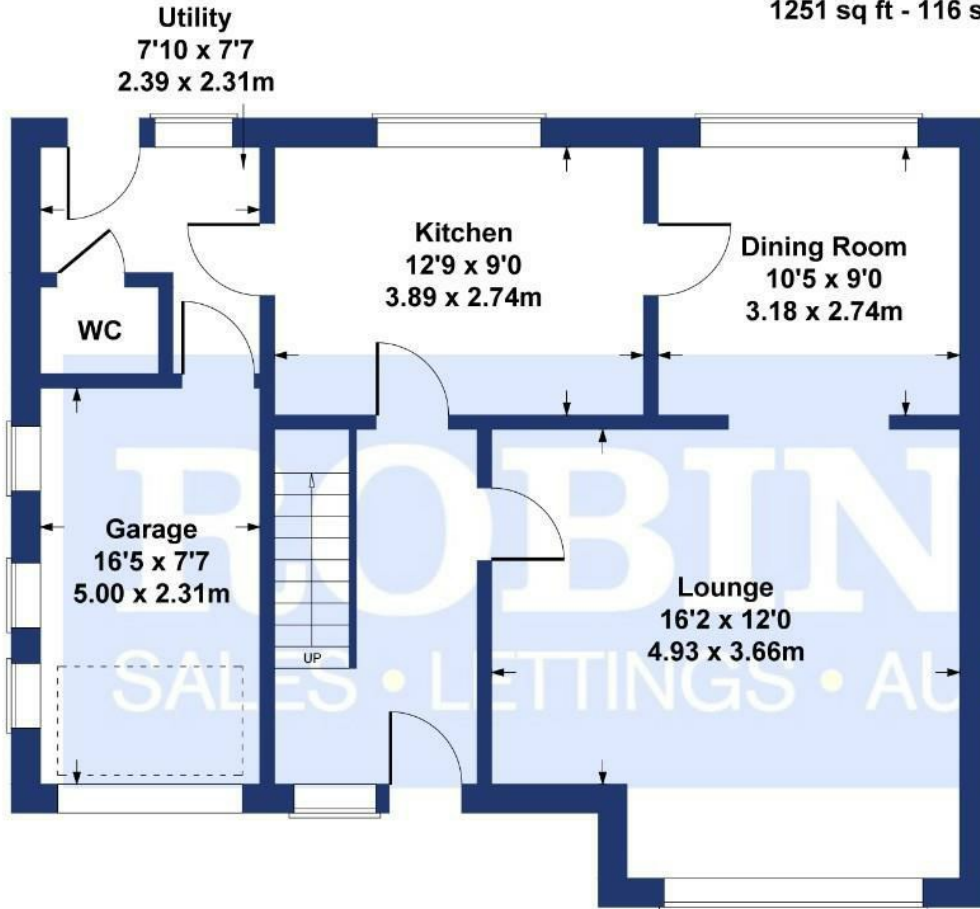
Auctioneer Comments This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). 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 £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.



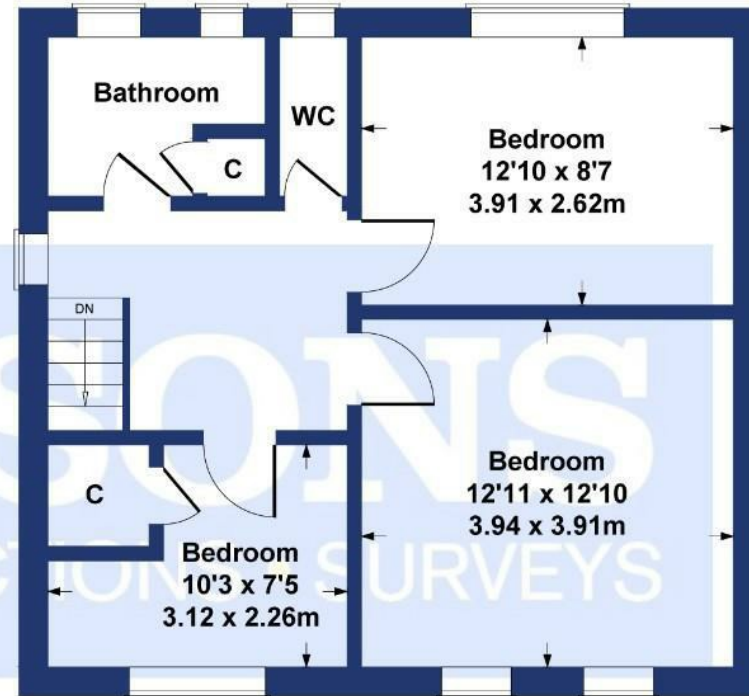
Mayorswell Field

Approximate Gross Internal Area
1251 sq ft - 116 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		84
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E	46	
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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. 2022

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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