



Victor Terrace, Bearpark, DH7 7DG
2 Bed - House - Terraced
Starting Bid £65,000

ROBINSONS
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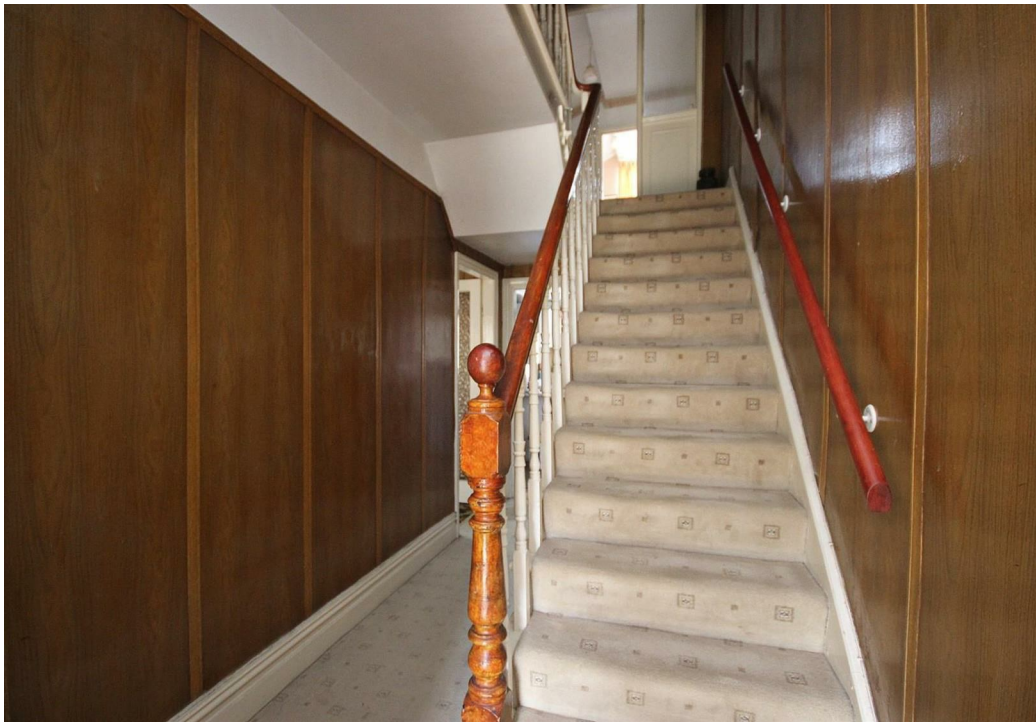
Victor Terrace Bearpark, DH7 7DG

* Being Auctioned via the Great North Property Auction in connection with Robinsons * Start bids welcome from £65,000 * Buyers Premium applies please see full details for information *

* NOT TO BE MISSED * SUPERB PRICE FOR WHAT IS ON OFFER * SPACIOUS FLOOR PLAN * POPULAR VILLAGE TYPE LOCATION * SHORT DISTANCE TO DURHAM CITY * GOOD INVESTMENT OPPORTUNITY * OUTSIDE SPACE & GARAGE *

Offered for sale is this very large and well positioned period style terraced home on the outskirts of Durham City. The floor plan briefly comprises: hallway, comfortable lounge, spacious dining room, and a kitchen. On the first floor there are two large bedrooms and a bathroom. Outside there is a small front courtyard style garden, whilst the rear has an enclosed courtyard and access to the garage.

Bearpark is situated approximately 4 miles from Durham City Centre where there are comprehensive shopping and recreational facilities and amenities available and it is within a few minutes drive of the A(167) Highway which provides good road links to both North and South.









Entrance Hallway

Living Room

15'5" x 14'5" (4.70 x 4.39)

Dining Room

14'0" x 12'5" (4.27 x 3.78)

Kitchen

15'10" x 7'10" (4.83 x 2.39)

FIRST FLOOR

Landing

Bathroom Lobby

Bathroom

Bedroom One

18'0" x 12'2" (5.49 x 3.71)

Bedroom Two

14'0" x 12'7" (4.27 x 3.84)

EXTERNAL

Front Courtyard

Rear Yard

Large Garage

17'6" x 12'3" (5.33 x 3.73)

Auction Note

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 buyer 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

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

Tenure: Freehold

Estate Management Charge – No

Property Construction – Standard assumed.

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – Yes

Probate – N/A

Rights & Easements – None known.

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known.

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – None known.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided

Victor Terrace

Approximate Gross Internal Area
1507 sq ft - 140 sq m



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. 2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

