



**Jubilee Villas, High Pitington, DH6 1AT**  
**3 Bed - House - Semi-Detached**  
**Starting Bid £105,000**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



# Jubilee Villas

## High Pittington, DH6 1AT

**\*\* HUGE POTENTIAL \*\* INCREDIBLY SPACIOUS \*\* LARGE PRIVATE REAR GARDEN \*\*  
THREE RECEPTION ROOMS \*\* DRIVEWAY AND GARAGE \*\* NO UPPER CHIAN \*\* A MUST  
VIEW \*\***

\* Being Auctioned via the Great North Property Auction in connection with Robinsons \* Start bids welcome from £115,000 \* Buyers Premium applies please see full details for information \*

Very rarely available to the open market, we offer for sale this incredibly spacious and ideally situated family home.

The floorplan comprises of: entrance hallway, study, lounge, dining room, kitchen, rear lobby, toilet, conservatory and store. On the first floor there are three bedrooms and a bathroom.

Externally there is a driveway and garage to the front. At the rear is a sizeable, private garden.

Jubilee Villas occupies a prominent position within the village of High Pittington, and is conveniently located for the local primary school, village hall and shop. A restaurant and pub are within walking distance with a Grade One listed Church leading to rural footpaths and open fields. It lies within easy driving distance of Durham City Centre, where there are a comprehensive range of shopping, recreational facilities and amenities available. High Pittington is well placed for commuting purposes as it lies a short drive from the A(690) Durham to Sunderland Highway which provides good road links to other regional centres.



















## GROUND FLOOR

### Hallway

### Lounge

14'9" x 12'5" into bay (4.5 x 3.8 into bay)

### Dining Room

15'5" x 12'5" (4.7 x 3.8)

### Study

11'5" x 6'10" (3.5 x 2.1)

### Kitchen

13'5" x 6'6" (4.1 x 2)

### Rear Lobby

### Downstairs WC

### Conservatory

20'11" x 6'10" (6.4 x 2.1)

## FIRST FLOOR

### Landing

### Bedroom 1

15'1" x 12'9" (4.6 x 3.9)

### Bedroom 2

12'1" x 10'9" (3.7 x 3.3)

### Bedroom 3

8'10" x 7'6" (2.7 x 2.3)

### Bathroom

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 5 Mbps, Superfast 79 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,161 p.a

Energy Rating: E

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 & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

### Auction Notes

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.

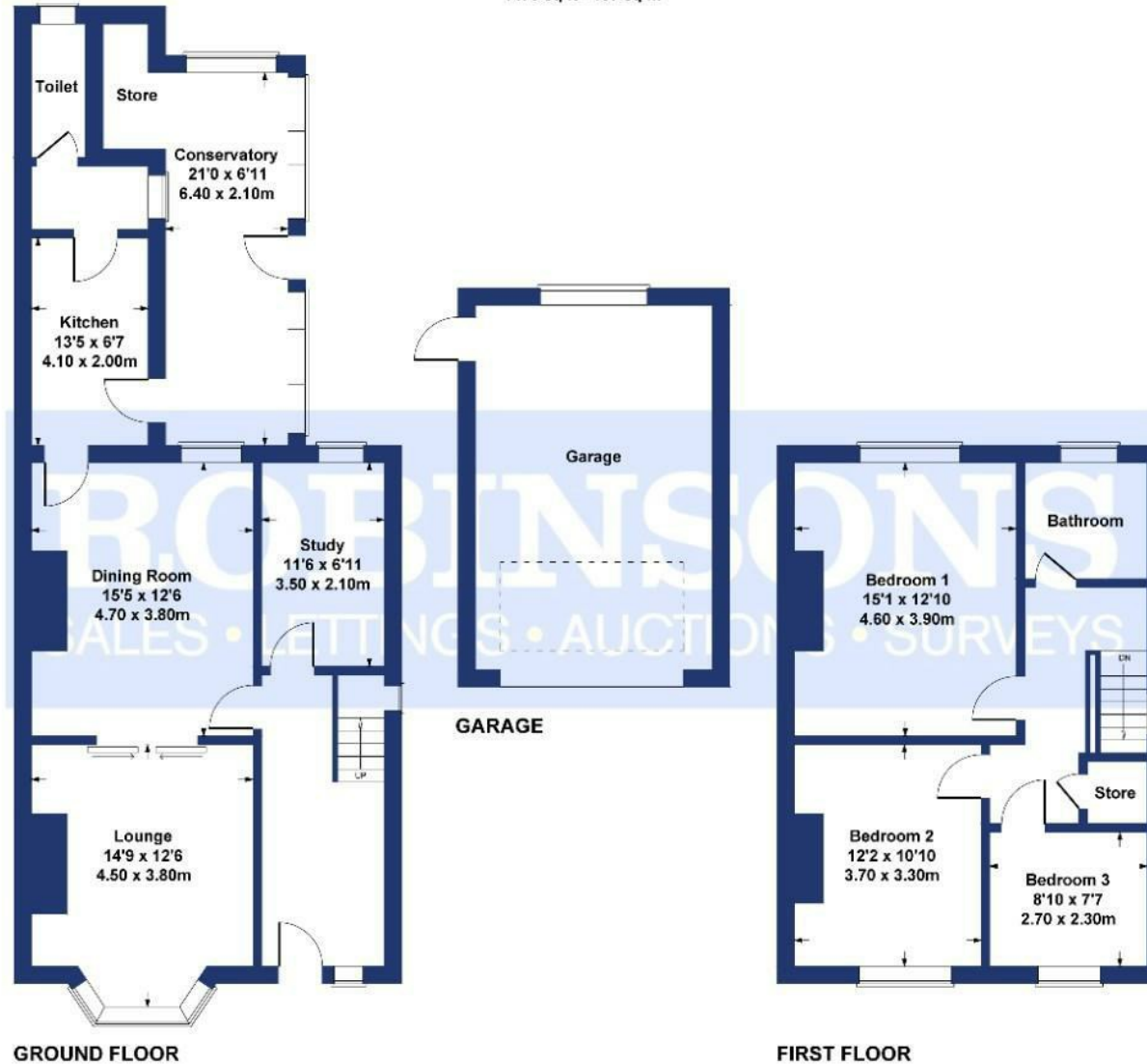
A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

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.

# Jubilee Villas

Approximate Gross Internal Area  
1475 sq ft - 137 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.

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

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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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