



Durham Road, Ushaw Moor, DH7 7LF  
2 Bed - House - Terraced  
Starting Bid £42,000

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

\* Being Auctioned via the Great North Property Auction in connection with Robinsons \* Start bids welcome from £42,000 \* Buyers Premium applies please see full details for information \*

No Upper Chain \*\* Ideal Starter Home or Buy-to-Let \*\* Recently Upgraded \*\* Popular Location \*\* Outskirts of Durham \*\* Local Amenities \*\* Good Road Links \*\* Double Glazing & GCH \*\*

Briefly comprising: Ground floor - Lounge, Kitchen with space for a dining table, bathroom with white suite and over bath shower. First floor - two good sized bedrooms. Externally there is a rear yard and small front garden, parking is on street.

Durham Road is situated on the main road running through Ushaw Moor over the road from local shops and takeaways, within walking distance to a primary and secondary school and also falls in the catchment area for Durham Johnson. There is a bus stop at the end of Durham Road with regular buses into Durham City Centre.

Council tax band A approx. £1469pa

EPC rating D

Tenure - Freehold



**Ground Floor****Lounge**

13'1 x 11'10 (3.99m x 3.61m)

**Kitchen Diner**

10'6 x 9'2 (3.20m x 2.79m)

**Rear Lobby****Bathroom/WC****First Floor****Bedroom**

13'5 x 13'6 (4.09m x 4.11m)

**Bedroom**

13'5 x 6'11 (4.09m x 2.11m)

**Auction Notes**

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.

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.

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 £220.00 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.

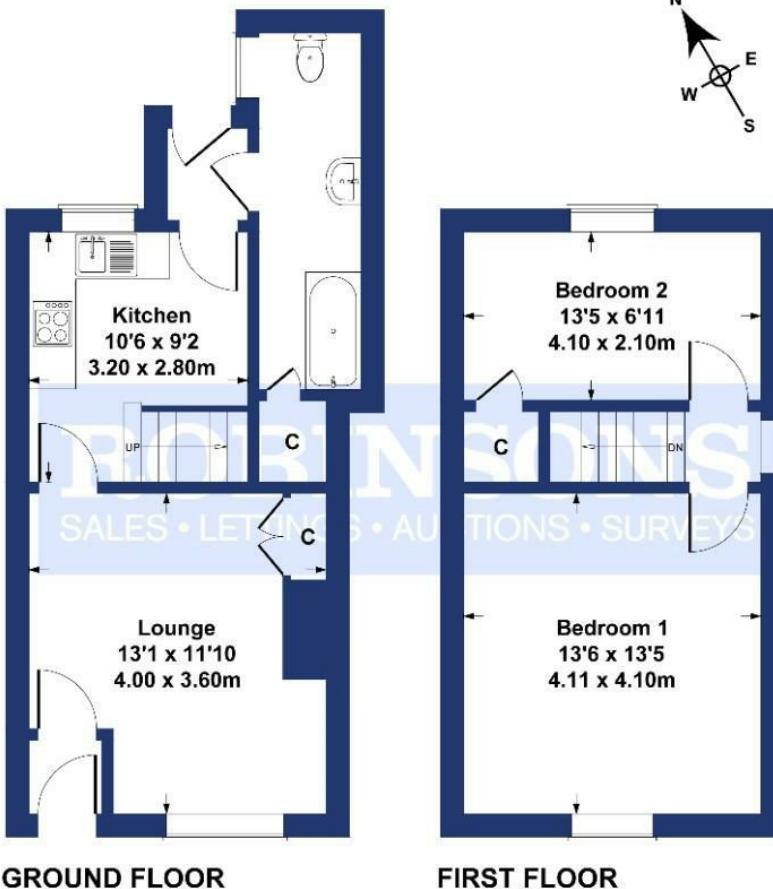




# Durham Road

Approximate Gross Internal Area

667 sq ft - 62 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. 2023

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	88	88
(81-91) B	57	57
(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		