



**Glebe Villas, West Cornforth, DL17 9HT**  
**2 Bed - Bungalow - Semi Detached**  
**Starting Bid £39,999**

**ROBINSONS**  
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**\* Being Auctioned via the Great North Property Auction in connection with Robinsons \* Start bids welcome from £39,999 \* Buyers Premium applies please see full details for information \***

**No Upper Chain \*\* Pleasant Cul-De-Sac Position \*\* Off Street Parking \*\* Sunny Rear Aspect \*\* Generous Garden \*\* Upgrading Required \*\* Good Potential \*\* Village Location \*\* Outskirts of Durham & Sedgefield \*\* Early Viewing Advised \*\***

The floor plan comprises: entrance vestibule, living room, double bedroom, inner hallway, large bedroom, shower room/WC and kitchen diner with door out to the rear garden. There are front and rear gardens, and ample off street parking.

West Cornforth is located on the outskirts of Durham and close to Old Cornforth, which has a large expanse of village green, village pub & beer garden adding to its charm and interest. It is ideally placed for commuting purposes being within easy driving distance of the A1(M) Motorway, the A(177) and A(167) Highways. Local everyday shops, amenities, good schooling, library and doctors are available within West Cornforth, with more comprehensive shopping and recreational facilities and amenities available within Durham City and Sedgefield.



**Entrance****Lounge**

11'09 x 9'11 (3.58m x 3.02m)

**Bedroom**

10'09 x 8'01 (3.28m x 2.46m)

**Inner Hall****Bedroom**

23'02 x 9'01 (7.06m x 2.77m)

**Shower Room/WC**

7'0 x 5'10 (2.13m x 1.78m)

**Kitchen Diner**

14'07 x 8'11 (4.45m x 2.72m)

**Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 28 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1621 p.a

Energy Rating: F

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 £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.

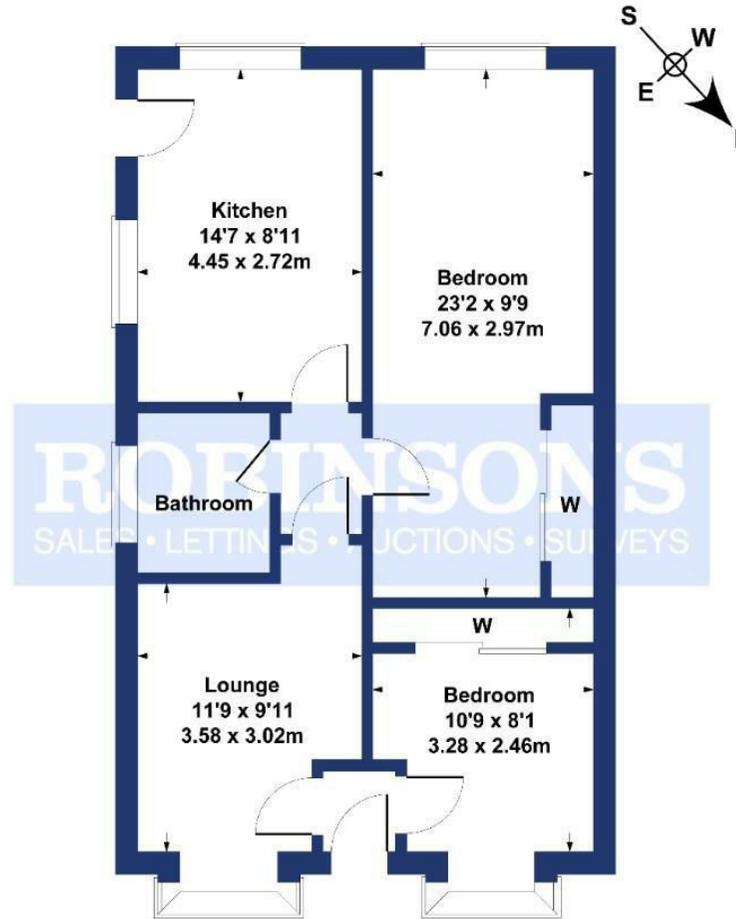
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





# Glebe Villas

Approximate Gross Internal Area  
707 sq ft - 66 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	37	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.