

**Gladstone Terrace, Binchester, DL14 8AP**  
**2 Bed - House - Terraced**  
**Starting Bid £55,000**

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For sale by Modern Method of Auction: Starting Bid Price  
£55,000 Plus Reservation Fee

Robinsons are delighted to offer to the market this unique and well presented two bedroom cottage style property. This popular residential street is located in the heart of the semi-rural village of Binchester. The property is sure to appeal to a variety of purchasers including investors and first time buyers. This beautiful home has an endless amount of benefits and some of its key features are; beautiful outlook, spacious living, modern open plan kitchen/dining room, two good sized bedrooms. Giving all of the above, early viewings are advised to avoid any disappointment as a property to this quality rarely comes to the market.

In brief the property comprises of; hall, spacious lounge, large open plan kitchen/dining room, to the first floor is two good sized bedrooms and well presented family bathroom. Externally to the front elevation is a easy to maintain garden which has the added bonus of a stunning outlook across open fields, while to the rear there is a easy to maintain garden/yard.

Please note the property can be sold either with vacant possession or with a sitting tenant who is currently paying £350 PCM.

EPC Rating tbc  
Council Tax Band A

This property is for sale by The Great North Property Auction powered by iam-sold Ltd.

\* For Sale by Auction – T & C's apply \* Subject to an undisclosed Reserve Price

\* Reservation Fees Applicable \* The Modern Method of Auction

#### Hall

Stairs to first floor.

#### Lounge

14'4 x 12'2 (4.37m x 3.71m )

UPVC window, radiator, stylish flooring.

#### Kitchen/Diner

15'2 x 9'0 (4.62m x 2.74m)

Wall and base units, electric cooker point, plumbed for washing machine, tiled splashbacks, uPVC windows, radiator, sink with drainer, storage cupboard, space for dining room table, space for fridge freezer.

#### Landing

Loft access.

#### Bedroom One

14'4 x 12'3 max points (4.37m x 3.73m max points)

UPVC window with lovely outlook, radiator, fitted wardrobe.

#### Bedroom Two

11'4 x 8'7 (3.45m x 2.62m )

UPVC window, radiator.

#### Bathroom

Bath with shower over, wash hand basin, W/C, radiator, uPVC window, tiled splashbacks.

#### Externally

To the front elevation is an easy to maintain garden. While to the rear there is an enclosed garden/patio.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1,511.25 p.a

Energy Rating: TBC

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 Terms/Condition

Auction Terms and Conditions

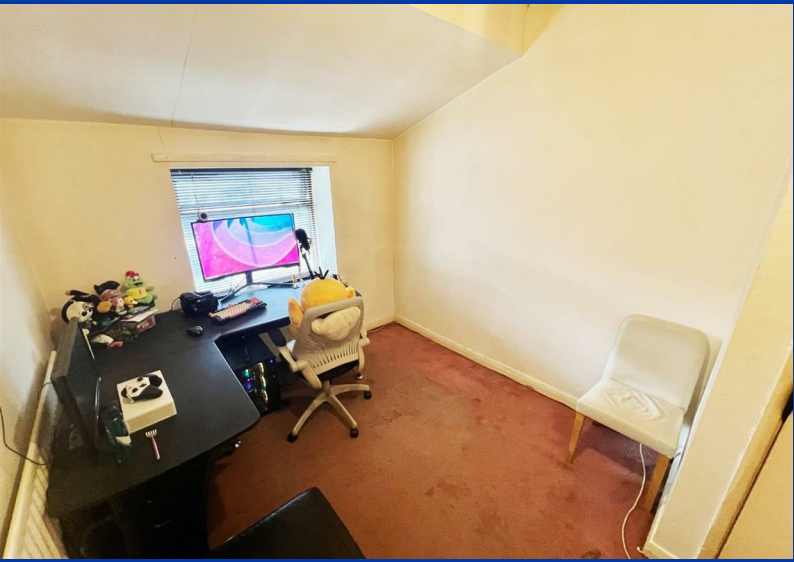
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-91kWh/m <sup>2</sup> A		
105-91kWh/m <sup>2</sup> B			
91-81kWh/m <sup>2</sup> C			
81-65kWh/m <sup>2</sup> D			
65-55kWh/m <sup>2</sup> E			
55-46kWh/m <sup>2</sup> F			
46-39kWh/m <sup>2</sup> G			
Not energy efficient - higher running costs	1-20kWh/m <sup>2</sup>		
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	105-91kWh/m <sup>2</sup> A		
105-91kWh/m <sup>2</sup> B			
91-81kWh/m <sup>2</sup> C			
81-65kWh/m <sup>2</sup> D			
65-55kWh/m <sup>2</sup> E			
55-46kWh/m <sup>2</sup> F			
46-39kWh/m <sup>2</sup> G			
Not environmentally friendly - higher CO <sub>2</sub> emissions	1-20kWh/m <sup>2</sup>		
England & Wales	EU Directive 2002/91/EC		

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