



Edgar Grove, Bishop Auckland, DL14 7QL
2 Bed - Flat - Purpose Built
Starting Bid £39,999

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**** For Sale by the modern method of Auction. Starting Bids £39,999. Reservation Fees Apply ****

Welcome to this charming flat located at 37 Edgar Grove in Bishop Auckland! This purpose-built property offers a cosy retreat with 1 reception room, 2 bedrooms, and 1 bathroom, making it an ideal home for a single professional or a couple looking for a comfortable living space.

Situated in a convenient location, this flat provides easy access to local amenities, shops, and transport links, ensuring that you have everything you need right at your doorstep. The well-proportioned reception room is perfect for relaxing or entertaining guests, while the bedroom offers a peaceful sanctuary for rest and relaxation.

Overall, this flat at 37 Edgar Grove presents a fantastic opportunity for those seeking a cosy and well-maintained property in Bishop Auckland and will appeal to both owner occupiers and investors alike. Don't miss out on the chance to purchase this rarely available property.

GROUND FLOOR

Communal Reception Area

With stairs leading to the first floor

Hallway

With storage cupboard.

Lounge

13'5" x 11'6" (4.11 x 3.51)

With double glazed window to the front

Kitchen

12'9" x 8'10" (3.89 x 2.71)

Fitted with a range of white wall and base units incorporating stainless steel sink unit, space for cooker and space for fridge/freezer. Gas and electric connection and plumbing for automatic washing machine. Boiler. Tiled surround and double glazed window to front aspect.

Bedroom 1

12'5" x 8'10" (3.80 x 2.71)

With double glazed window.

Bedroom 2

9'5" x 7'3" (2.88 x 2.22)

With double glazed window

Bathroom

Fitted with a white suite including panelled bath with shower over, sink in vanity unit and low level WC. Tiled surround and airing cupboard with water tank and double glazed window to front.

EXTERNAL

Garden area to the front which is lawned with shrubbery.

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 17Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Average - Good

Tenure Freehold

Council Tax: Durham County Council, Band A £1621 (min)

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.

AUCTIONEERS COMMENTS

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 winning bidder 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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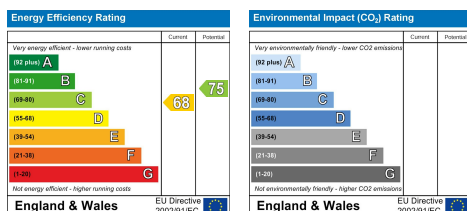
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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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