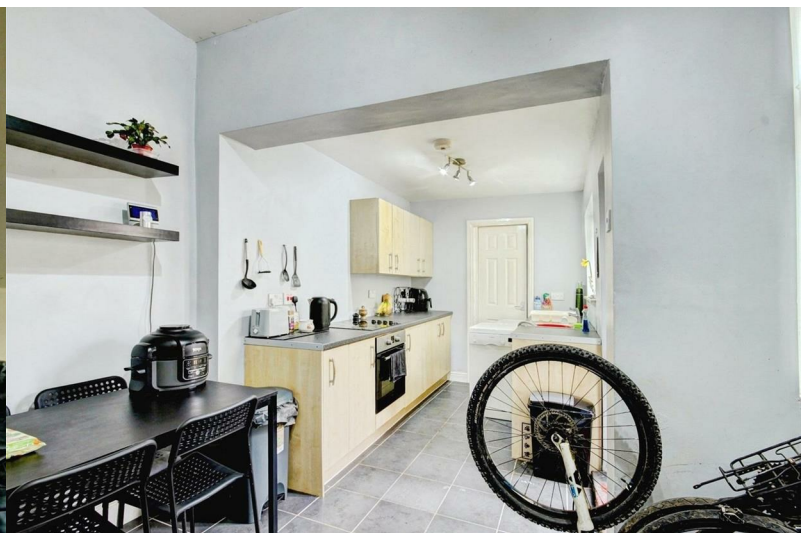




## 2 Percy Terrace , Consett, DH8 7EY

Guide Price £55,000



Tenanted investment opportunity with this two-bedroom terraced property, benefiting from a garage and a front garden. Downstairs briefly comprises a porch, lounge, kitchen/diner, and a small hallway which houses the boiler and separates the bathroom. Upstairs, there are two bedrooms, and further to the second bedroom is an office space. Externally, there is a garage, a front garden, and a rear yard. Percy Terrace is situated at the edge of the large residential estate in Delves Lane, and is close to local shops and facilities, with further amenities available in Consett town centre approximately 0.8 miles away. There are schools in the local area and public transport road links to Consett, the other outlying villages and further to the regional centres of Durham and Tyneside. The property is subject to Article 4 Direction.



### Disclaimer 1

The Agents Property Auction have not inspected this property. The property details have been supplied by JWW. None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this property. For sale by auction see [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

### Disclaimer 2

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the sellers minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+vat (total £2400) Auction Administration Fee. At your request we can refer you to a North East based Solicitor from our panel. It is your decision whether you choose to deal with them, should you decide to use them you should know that we would receive a referral fee between £200 plus VAT (£240) and £400 plus VAT (£480) from them for the recommendation.

### Disclaimer 3

A copy of the title is available upon request, we recommend all potential buyers take legal advice, satisfy their requirements on all matters and have finance in place prior to purchase.

Details awaiting vendors approval.

### Disclaimer 4

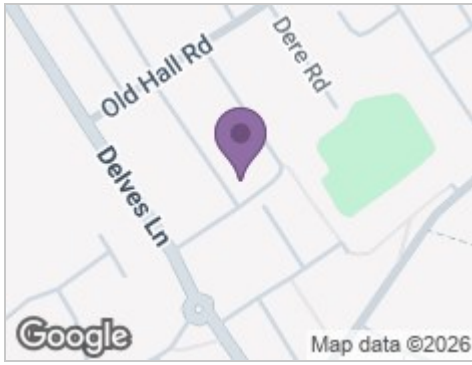
We are advised by the seller that they believe that the property has mains provided gas, electricity, water (high risk of surface water flooding) and sewerage.

The energy performance certificate attached advises the property is brick built and provides further details regarding the property's construction.

Ofcom website states the average broadband download speed of 11Mbps and the fastest package of 1000Mbps at this postcode: DH8 7EY and mobile coverage is provided by EE (good), Three (good outdoor and variable indoor), 02 (good) and Vodafone (good)



## Road Map



## Hybrid Map



## Terrain Map



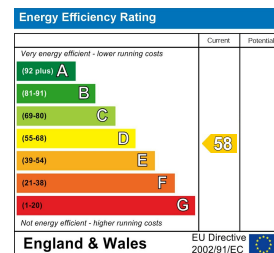
## Floor Plan



## Viewing

Please contact our The Agents Property Auction Office on 01661 831360 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.