HOLBROOK & CO
ESTATE AGENTS



3 Bedrooms

This well-presented three-bedroom terraced house, currently with a tenant in situ, presents an excellent investment opportunity.

Offering a spacious living area filled with natural light, the property provides a comfortable and welcoming environment.

Church Street

Coundon, County Durham, DL14

Guide Price:

£35,000

EPC Rating: D

01429 856565 | hartlepool@thecastledenegroup.com | **www.holbrookandco.co.uk**
127 York Road, Hartlepool, TS26 9DL

Kitchen

Living Room

Bedroom

Bathroom

Disclaimer:
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.

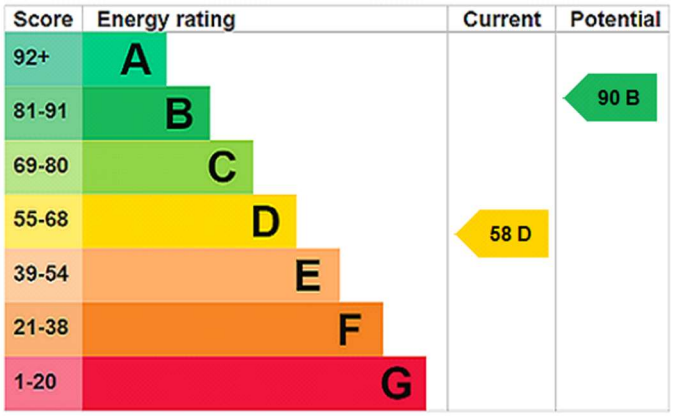
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the

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.

Tenure - To be advised

Viewing - By appointment through Holbrook & Co



For additional information and full photo gallery please visit

www.holbrookandco.co.uk

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