



23 New Road
Guisborough, TS14 6AQ

Auction Price
£60,000

Guide

Energy Rating : G



23 New Road

Description

- For Sale by Modern Auction – T & C's apply
- Subject to undisclosed Reserve Price
- Buyers fees apply
- The Modern Method of Auction

With some remedial works required but representing an ideal opportunity to an investor, this Two Bedroom Cottage Style Inner Terraced home of character pleasantly sits within the heart of the historic market town of Guisborough with a views over green belt land to the front. Features include gas central heating (combi boiler serviced annually, uPVC double glazed windows, composite front and rear access doors, lounge with a coal effect living flame gas fire, a contemporary style ground floor shower room/w.c. (fby Steve Duck Of Integral Collection Limited), two double bedrooms, a gated rear yard and street parking. The town centre is within comfortable walking distance with its wide range of individual shops, supermarket shopping, cafes, bars and restaurants. End of chain situation - immediate vacant possession available.

Auctioneer Comments This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc. VAT towards the preparation cost of the pack. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change

Accommodation

Entrance Vestibule

Composite entrance door.

Lounge 12' 0" x 11' 3" (3.65m x 3.43m)

Front aspect upvc double glazed window, radiator, coved ceiling, base cupboards to the alcove and a fire surround with a marble inset and hearth incorporating a coal effect living flame gas fire.

Kitchen 10' 4" x 9' 7" (3.15m x 2.92m)

Range of wall and base units with cupboards, drawers and laminate effect worktops. Stainless steel drainer and unit with a mixer tap, plumbing for a washing machine, radiator, understairs cupboard with a sliding door. Coved ceiling, rear aspect upvc double glazed window and a connecting door to the enclosed staircase.

Inner Lobby

Side composite entrance door and a built in double shelved cupboard. Connecting door to the shower room.

Shower Room 8' 0" x 6' 1" (2.44m x 1.85m)

White suite comprising of a low flush wc with a hidden cistern, wash hand basin with vanity cupboards below. Quad style shower enclosure with a hand held shower attachment plus an additional drench shower head. Two chrome effect heated towel radiators and a upvc double glazed window. Tiled walls and PVC panelled ceiling.

First Floor

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Half Landing

Bedroom 1 11' 10" x 11' 2" (3.60m x 3.40m)

Upvc double glazed window, radiator, coved ceiling and a build in double sized shelved cupboard.

Bedroom 2 10' 4" x 9' 7" (3.15m x 2.92m)

Coved ceiling, radiator, upvc double glazed window and a cupboard which houses the gas combination boiler (which is served annually).

Externally

Parking

Permit parking to the front.

Gated Rear Yard

With a useful shed.

Council Tax Band

Council tax band:- A

Energy Performance Certificate

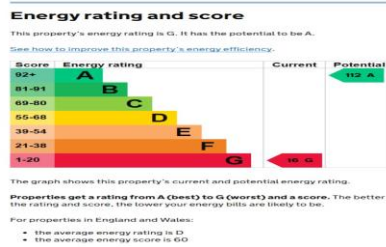
A full Energy Performance Certificate is available upon request.

Mortgage Services

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Agent Notes

Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



Viewing Arrangements

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MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.