

**95 Roseberry Road**  
**Redcar, TS10 4EF**

**Auction Guide**  
**Price £45,000**

**Energy Rating :**



# 95 Roseberry Road

---

## Description

• For Sale by Modern Auction – T & C's apply • Subject to undisclosed Reserve Price • Buyers fees apply • The Modern Method of Auction If you have been looking to begin/enhance a buy to let property portfolio or take your first steps onto the property ladder, then have a look at what this cozy home has to offer! This first-floor apartment is a 'turn key' home filled with modern comforts and no outside maintenance, BOOK your viewing NOW! The property benefits from uPVC double glazing and is warmed by electric radiators, briefly comprising; entrance hall, living room, modern fitted kitchen, master bedroom and family bathroom/WC. Externally; car parking space to the rear. 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 Hall

Upvc double glazed entrance door to the side, useful storage cupboard, stylish laminate flooring and independent access to all rooms.

### Living Room 13' 10" x 11' 5" (4.21m x 3.48m)

Upvc double glazed window to the side, two electric radiators, useful storage cupboard and the telecom system.

### Modern Fitted Kitchen 9' 1" x 6' 8" (2.77m x 2.03m)

Modern range of wall and base units incorporating drawers and laminate worktops. Stainless steel inset sink unit with mixer tap, plumbing for an automatic washing machine, space for an upright fridge freezer. Built in electric oven with hob, stainless steel splash back and cooker hood over. Upvc double glazed window to the front.

### Bedroom 9' 3" x 7' 2" (2.82m x 2.18m)

Upvc double glazed window to the side and fitted wardrobes.

### Bathroom

Modern white suite comprising of a panel bath with overhead shower and shower screen. Vanity wash hand basin with mixer tap, push button wc, white towel radiator, pvc clad walls and a upvc double glazed window to the side.

## Externally

### Communal Grounds

Incorporates a lawned area, entrance ways and designated parking which is located at the rear.

### Council Tax Band

Council tax band:- A

### Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

## 95 Roseberry Road

---

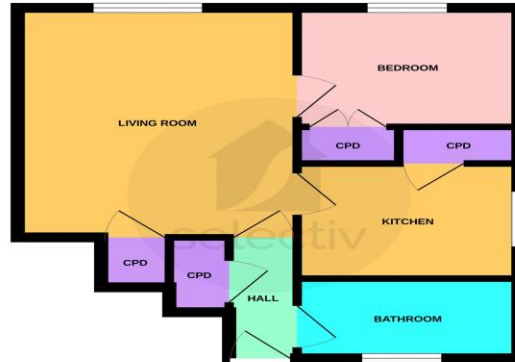
### **Mortgage Services**

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.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, the measurements of floors, heights, areas and any other details are approximate and no responsibility is taken for any error or omission of the same. This plan is for illustrative purposes only and should not be used for anything other than a general guide. The actual dimensions and specifications shown here may be subject to change without notice. [www.selectiv.co.uk](http://www.selectiv.co.uk)

## Viewing Arrangements

Tel: 01287 630733

Email: [redcar@selectiv.co.uk](mailto:redcar@selectiv.co.uk)

### 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.