

## 1 Rivendell Close, Billingham

Starting Bid: £125,000.00



Situated in a small development of five bungalows, is this beautiful detached bungalow, which offers versatile living accommodation. The property has been recently extended, creating a larger Kitchen and has a recently fitted Kitchen and Bathroom with neutral decorating throughout. The accommodation can be laid out to suit individual needs of either one double Bedroom with a Lounge to the rear with French doors onto the Garden, along with Dining room and Kitchen, Or using the Lounge as a second double Bedroom and have a Lounge/Diner with the Kitchen. This property furthermore benefits from parking to the front and side, Garage and lawned gardens to the front and rear.

### Auctioneer's 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.

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 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This 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 copy of the Reservation Agreement and terms and conditions are contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack.

The Partner Agent and Auctioneer may recommend the services of third parties to you, in which they may 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 hidden reserve price that can change.

## Disclaimer

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.

## Rooms

### Entrance Hall

Double glazed door to front, built in storage cupboard, laminate flooring, radiator and doors to Bedroom(s), Lounge, Dining Room and Bathroom

### Lounge / Bedroom 2 15' 5" x 8' 10" ( 4.70m x 2.69m )

Double glazed window to side, double glazed French doors onto rear Garden, laminate floor, TV point and radiator.

### Lounge / Dining Room 11' 9" x 11' 1" ( 3.58m x 3.38m )

Double glazed window to front, French doors into Kitchen, two TV points and radiator.

### Kitchen

Double glazed window to rear, recently installed fitted kitchen with wall and base units and rolled edge work surfaces, 1 1/2 bowl sink/drain unit with stainless steel mixer tap, built in double eye level electric oven, electric hob with extractor hood over, plumbing for washing machine and dishwasher, space for fridge/freezer, Vaillant boiler mounted in cupboard and radiator.

### Bedroom 1 10' 4" x 7' 7" (to front of wardrobes) ( 3.15m x 2.31m (to front of wardrobes) )

Double glazed window to front, recently installed, fitted wardrobes with sliding doors, TV point and radiator.

### Bathroom

Double glazed window to rear, chrome heated towel rail, wall mounted electric heater, bath with mixer tap with shower attachment, enclosed shower cubicle, wash hand basin unit with WC, extractor fan and part tiling to walls.

### Externally

#### Front Garden

Open plan lawn to front with driveway, shared access leads to garage.

#### Rear Garden

Enclosed lawned area.

#### Garage

Fitted with cold water supply and drain.