



3 Bedrooms

Tenant in situ – Modern Method of Auction

This property is tenanted with longstanding occupant in situ, providing an immediate income-producing investment from day one. The property has been professionally managed by CASA Group, offering investors a well-maintained and hands-off investment opportunity.

This property will appeal to both seasoned landlords and investors seeking to expand their rental holdings with properties that already generate consistent rental income.

Key Features:

Tenanted with longstanding tenants
Immediate rental income
Professionally managed by CASA Group
Guide Price: £50,000
Sold via Modern Method of Auction

Early interest is anticipated, and investors are encouraged to enquire promptly for further information regarding tenancy details, rental income, and auction terms.

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 4.5% 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.

Guide Price:

£50,000

EPC Rating: D

Stavordale St West

Seaham, SR7

Living Room:

Double glazing, radiator.

Kitchen:

Double glazing, radiator.

Bedroom 1:

Double glazing, radiator.

Bedroom 2:

Double glazing, radiator.

Bedroom 3:

Double glazing, radiator.

Bathroom:

Double glazing, radiator.

Separate WC**Auction Disclaimer:**

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For additional information and full photo gallery please visit www.hegartysestateagents.co.uk

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Material Information:

The following information should be read and considered by any potential buyers prior to making a transactional decision.

SERVICES:

We are advised by the seller that the property has mains provide gas, electricity, water and drainage.

MAINTENANCE/SERVICE CHARGES-n/a

PARKING ARRANGEMENTS:On street parking

BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> [Broadband Speed Checker - UK's No.1 Broadband Speed Test](#)

ELECTRIC CAR CHARGER- No

MOBILE PHONE SIGNAL: No known issues at the property

NORTH EAST OF ENGLAND- EX MINING AREA:

We operate in an ex-mining area. This property may have been built on or near an ex-mining site. Further information can/will be clarified by the Solicitors prior to completion.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Tenure - Freehold

Viewing - By appointment through

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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