



Dene Terrace

Nenthead

- Traditional Stone Built Converted Barn
- Two Bedrooms
- Garden
- Garage
- Village Location
- Countryside Views

Auction Guide Price £160,000

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Dene Terrace Nenthead

For Sale by Auction: Thursday the 31st of July Option Two, Terms and Conditions apply.

Situated on the edge of the small village of Nenthead is this traditional two-bedroom stone built converted barn with surrounding countryside views.

The property is link detached and benefits from a small, low maintenance garden, garage and a further two outbuildings.

The village of Nenthead offers lovely countryside walks and is within easy distance to Alston providing access to amenities and facilities including public houses, petrol station, wholefood shop and Post Office.

This property must be viewed to be appreciated.

Room Measurements:

Lounge 12'01 x 12'01 (3.68m x 3.68m)

Kitchen 12'08 x 12'03 (3.86m x 3.73m)

Bedroom One 12'01 x 12'01 (3.68m x 3.68m)

Bedroom Two 12'08 x 12'08 (3.86m x 3.86m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Solid Fuel

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: On Street

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: TBC

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

Terms and conditions apply see www.agentspropertyauction.com

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

