



ROOK
MATTHEWS
SAYER

Gibson House
Hexham

Gibson House, Hexham

- First Floor Maisonette
- Two Bedrooms
- Gas Central Heating
- Allocated Parking Space
- Town Centre Location
- No Forward Chain

Auction guide price £90,000

For sale by auction, Thursday 30th October, option two, terms and conditions apply.

Offered for sale with no forward chain this two bedroom first floor maisonette which is situated in the centre of Hexham with access to all local amenities; rail and bus station; Hexham Abbey and Sele Park are close by.

The property is accessed via a lobby and staircase leading to the flat on the first floor landing. The bright and spacious flat comprises a solid wood entrance door with hall and staircase leading to the upper floor and lit by a large rear window; lounge with window to the front and feature round window onto the hall; dining kitchen with dual aspect windows. To the upper floor there are two bedrooms and a bathroom. The property benefits from gas central heating and an allocated numbered parking space to the rear

Reception Hall:

Staircase leading to upper floor; large window to the rear elevation.

Lounge: 12'9(3.89m) x 11'9(3.58m)

An abundance of natural light from the large window to the front elevation; ceiling coving; radiator.

Dining Kitchen: 18'0(5.49m) x 8'6(2.59m)

With dual aspect windows this bright and spacious room has a good range of floor and wall cabinets; contrasting work surfaces; stainless steel one and half bowl sink unit and drainer with mixer tap over; gas hob with extractor above; large walk-in shelved cupboard; broom cupboard; central heating boiler; radiator.

Upper Floor Landing.

Bedroom: 7'9(2.36m) x 8'2(2.48m)

Situated to the rear elevation; radiator.

Bedroom: 11'0(3.35m) x 10'2(3.10m)

With a beamed ceiling, this double bedroom is situated to the front elevation; two storage cupboards; radiator.

Bathroom:

Comprising of walk-in shower enclosure; hand basin with illuminated mirror above; WC; chrome wall-mounted towel rail/radiator; cupboard housing tumble drier; plumbing for washing machine.

Externally:

Parking space to the rear elevation.

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

TENURE

Lease, ground rent and maintenance details have been provided by the seller however their accuracy cannot be guaranteed as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor



R100 Ravensworth 01670 713330

46 Priestpopple, Hexham, NE46 1PQ
Tel: 01434 601 616 www.rmsestateagents.co.uk

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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.

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