



Farnham Close | Lemington | NE15 8RG

# Auction Guide Price £80,000



2



1



1

**First Floor Flat**

**Single detached garage**

**Two Bedrooms**

**Well Presented Throughout**

**Spacious Lounge**

**No Onward Chain**

**Front garden**

**Bathroom/W.C**

**RMS** | Rook  
Matthews  
Sayer

For sale by auction - Live online Auction 29th January 2026 – Option 2

Presenting an excellent opportunity for first-time buyers and investors, this well-proportioned and recently renovated two-bedroom upper flat is now available for sale. Ideally located within reach of convenient public transport links and a host of local amenities, this property offers comfortable and practical urban living.

Upon entering the flat, there are stairs to the first-floor landing, with loft access.

This very well presented flat is particularly appealing to first-time buyers, as well as investors aiming to expand their property portfolio. The close proximity to reliable public transport links ensures easy access to the wider city.

With its practical layout, sought-after location, and appeal to a range of buyers, this two-bedroom flat represents an exceptional opportunity. Viewing is highly recommended to appreciate all that this property has to offer. For further information or to arrange a viewing, please contact our agency today.

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](http://www.agentspropertyauction.com)

Lobby

Stairs to the first floor, loft access on landing.

Lounge 15' 1" x 11' 4" (4.59m x 3.45m)

Double glazed window to the front and an electric storage heater.

Kitchen 8' 3" Max x 7' 10" Max (2.51m x 2.39m)

Fitted with a range of wall and base units with work surfaces over, stainless steel sink with mixer tap and drainer, splash back tiles, electric cooker point and a double glazed window to the rear.

Bedroom One 12' 0" x 10' 10" (3.65m x 3.30m)

Double glazed window to the front, and an electric storage heater.

Bedroom Two 10' 11" x 8' 11" Plus wardrobes (3.32m x 2.72m)

Double glazed window to the rear, built in wardrobes and an electric storage heater.

Bathroom/W.C

Fitted with a low-level W.C, pedestal wash hand basin, bath with shower over, part tiled walls, fan heater, double glazed window and an airing cupboard.

Externally-

Front Garden

Lawn garden with paved path to entrance.

Detached Single Garage

Door width 7'0 (2.13m)

Up and over door.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric night storage

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: On street

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

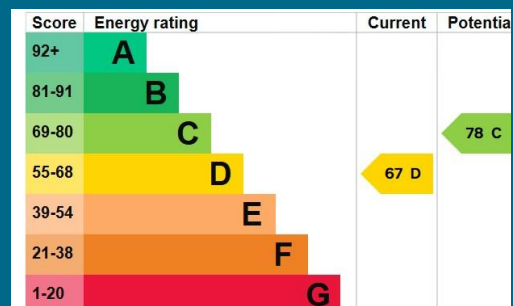
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs. Length of Lease: 189 years beginning on and including 1 January 1969 and ending on and including 31 December 2157

Ground Rent: Peppercorn

COUNCIL TAX BAND: A

EPC RATING: D

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