

GUIDE PRICE
£50,000

BIDDING DEPOSIT
£3,500

DIGITAL AUCTION DATE
16th December 2021



40 St. Peters Road, Stockton-on-Tees, TS18 3JL

Freehold residential investment reflecting a gross yield of 12%

Bid1.

Property Summary

- Freehold residential investment
- Large three bedroom house
- Residential area close to schools and amenities
- Let on an AST
- **Producing £6,000 per annum**

Location

The market town of Stockton-on-Tees lies within County Durham about 10 miles east of Darlington and 21 miles south east of Durham. It can be accessed via the A66(M) and A19 with the former providing access to the A1(M) to the west. Stockton railway station provides regional rail services and Teesside International Airport lies about 8 miles to the south west. The town has recently benefitted from a £65m regeneration of the High Street, which is the widest in the UK.

St Peter's Road lies within a residential area to the south west of the town centre at the junction with Dennison Street. Ropner Park lies within a few minutes' walk providing outdoor recreational facilities and Bowsfield Primary School is within 200 yards of the property.

Description

A prominent double fronted end of terrace three bedroom house arranged over ground, first and attic floors totalling approximately 104 sq m (1,119 sq ft). The property is arranged as two reception rooms and a kitchen on the ground floor and three bedrooms plus bathroom/WC over first and attic floors. Externally there is a yard area to the side.

Tenure

Freehold



EPC

Rating 63 Band D

Local Authority

Stockton-on-Tees Borough Council
01642 526022
www.developmentmanagement.stockton.gov.uk

Address	Accommodation	Tenancy	Rent per annum
40 St Peter's Road	Ground floor - two reception rooms, kitchen First/attic floor - three bedrooms, bathroom/WC	12 months AST from 04/08/2016 (holding over)	£6,000
TOTAL			£6,000

The auctioneers have not inspected the property and all information has been provided by the vendor.

These Particulars were downloaded from BidX1.com. Buyers are strongly advised and assumed to have returned to BidX1.com to read the full terms and conditions associated with this lot, and check the Special Conditions and any applicable Addendum, prior to bidding. Additional costs, charges and encumbrances may apply for Buyers once they have made a successful bid in relation to a property. Where a guide price (or range of prices) is given, that guide is the minimum price at which, or range of prices within which, the seller may be prepared to sell on the date on which the guide price, or range of prices, is published. Please see full disclaimer on BidX1.com for limitations regarding the liability of BidX1.

Guide Prices are issued without responsibility and as a general indication of the current level of the vendor's intentions as to the reserve price, which is the seller's minimum acceptable price at auction the figure below which the auctioneer cannot sell. The sale price whether prior to or at the auction can be above or below the guide price depending upon market activity. Guide Prices can vary up to and including the day of the sale. Updates are available on line at www.bidx1.com



Contact BidX1

Simon Bailey
simon.bailey@bidx1.com
+44 (0)20 3929 8403