

# BRUNTON

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RESIDENTIAL



**BEECH DRIVE, ELLINGTON, MORPETH, NE61**

**£125,000**

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This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £125,000 + Reservation Fee

A extended two-bedroom semi detached bungalow is located on Beech Drive in Ellington village. Offering a practical and well-balanced layout suited to a range of buyers. The property would benefit from some updating and offers comfortable living space, good natural light and private outdoor areas.

The accommodation comprises an entrance hall with useful storage, a front-facing lounge with a feature fireplace, and a well-appointed accessible wet room. There are two good sized bedrooms positioned to the front and rear. To the rear of the property is a dining room with French doors opening onto the garden, which leads through to a well-equipped kitchen with access to the rear and the integral garage. This has been partially converted but retains storage space. Externally, the property benefits from a recently replaced central heating system, front lawn and driveway providing off-street parking, along with an enclosed rear garden laid mainly to lawn.

Beech Drive is situated within a popular residential estate in this popular coastal village, offering convenient access to local amenities including shops, a pub, primary school and easy access to the stunning Northumberland coastline which is less than 2 miles away.

Offered with no upper chain.

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The internal accommodation comprises: an entrance hall with a useful storage. To the right of the hallway is a forward-facing lounge that benefits from views over the front of the property, along with a fireplace. Adjacent to the lounge is a well-appointed family shower room with a heated towel rail. To the left, there are two good-sized bedrooms enjoying aspects over the front and rear of the property. To the rear of the property is a dining room with French doors leading out to the rear garden and access to a well-equipped kitchen. The kitchen features a range of fitted wall and base units, access to the rear garden, and a door to the integral garage.

Externally, the front of the property benefits from a front lawn and a driveway to the garage, providing ample off-street parking. . To the rear, the garden is laid to lawn and enclosed with timber fencing, enhancing the sense of privacy.

### Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

### Referral Arrangement

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

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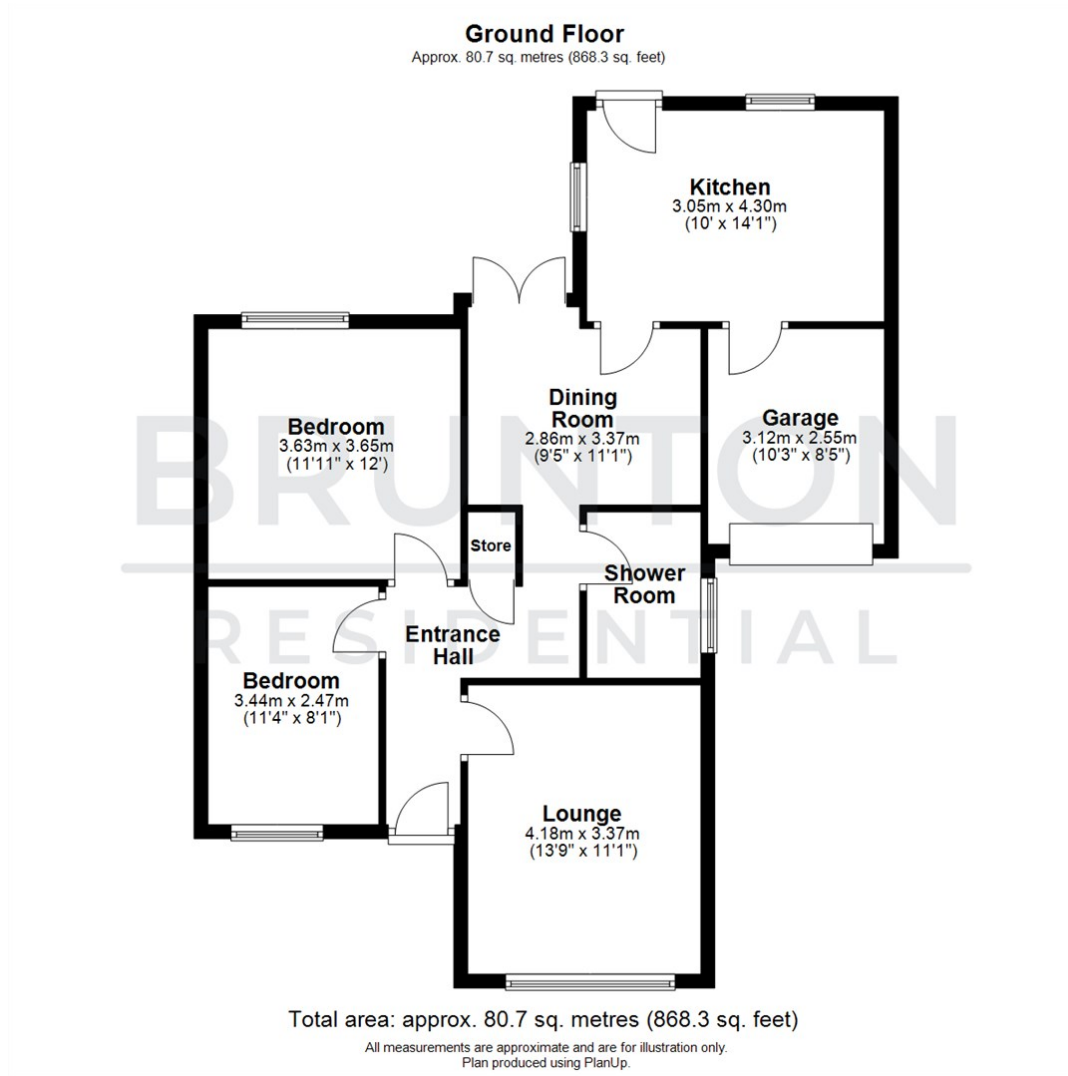
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		64	74
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	