



Oak Green, Brandon, Durham, DH7

Asking Price: £75,000

Leasehold

Other important information which you will need to know about this property can be found at reedsrains.co.uk

Property

Entrance Hall
Door into porch, leading into hallway with access to lounge, bathroom, kitchen, and three bedrooms.

Lounge
Spacious living room with a window to the front.

Kitchen
Fitted kitchen with integrated appliances and a window to the rear.

Bedroom
Double bedroom with a window to the rear.

Bedroom
Bedroom with a window to the front.

Bedroom
Bedroom with a window to the front.

Bathroom
Featuring a bath with overhead shower, a toilet, a sink, and a frosted window to the rear.

External
Shared yard space.

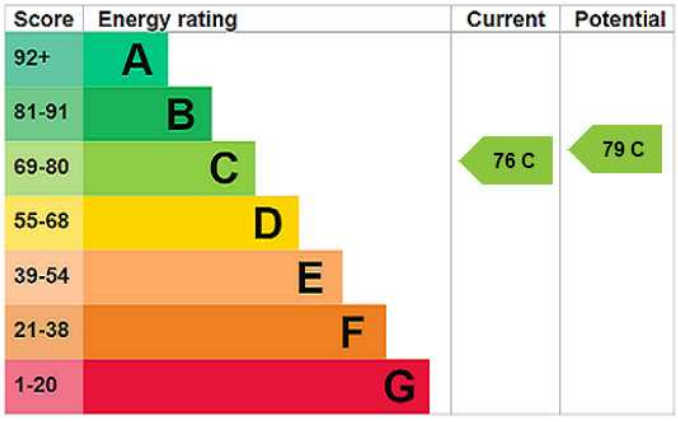
Additional Information
UPRN 100110422326
Plot Size 0.02 acres
Local Authority Durham
Council Tax Band A
Council Tax Estimate £1,748
Year Built 1950-1966
Flood Risk
Rivers & Seas: Very low
Surface Water: Very low
Title Number DU260780
Tenure Leasehold
Lease Start Date 10/04/2003
Lease End Date 11/04/2128
Lease Term 125 years from 11 April 2003
Lease Term Remaining 101 years

Agent's Note
HMRC is a supervisory body for money laundering regulations, of which all estate agents need to be registered. As part of this, there are multiple









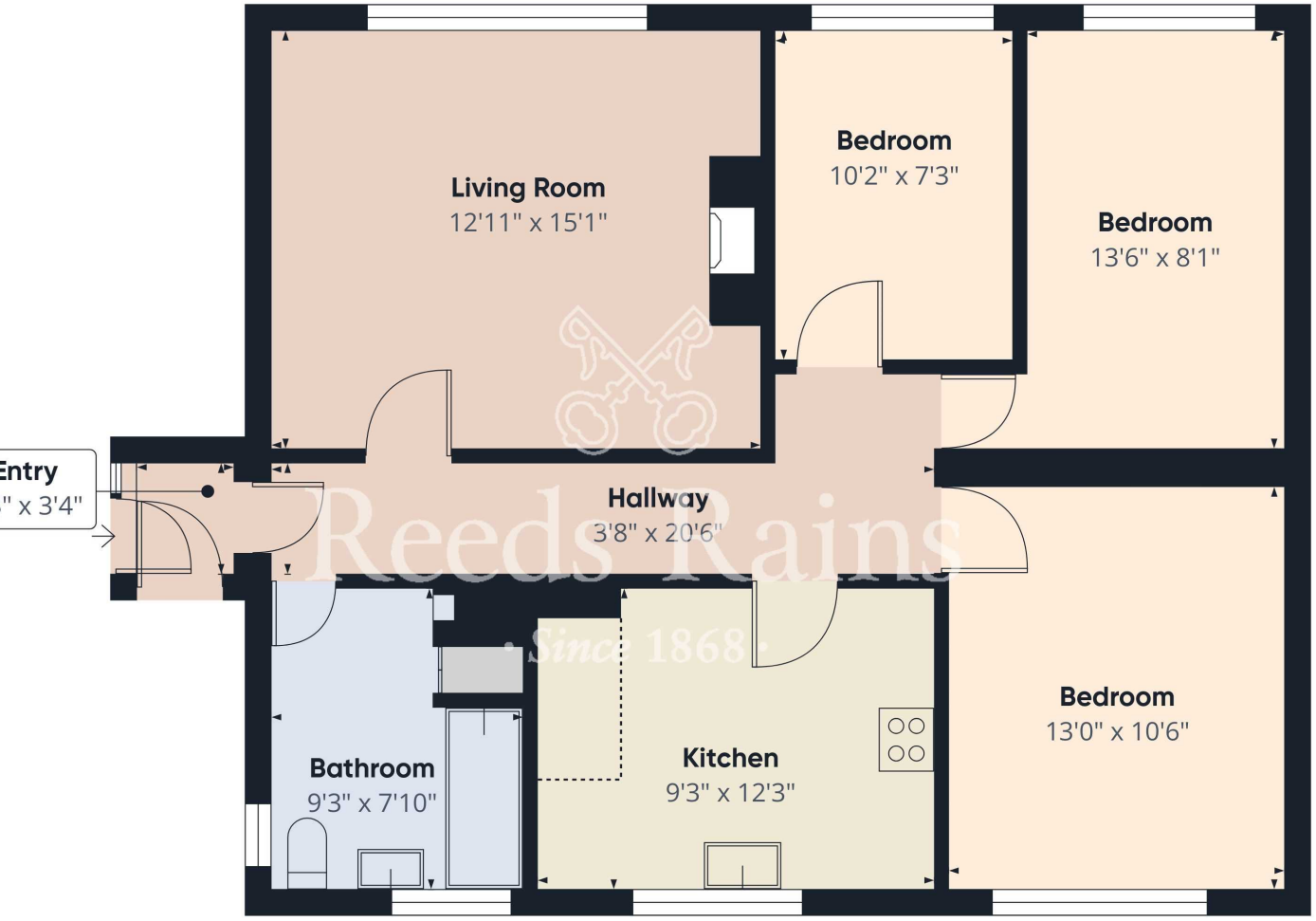
requirements that agents must rigorously and consistently meet to ensure they stay compliant with the regulations and protect their clients. To do this, we use an identity verification service, approved by the Government as part of the Digital Identity and Attributes Trust Framework (DIATF). This method and the process we follow to ensure compliance for your transaction come with significant time, financial and legal implications hence a portion of this is passed on to our clients. We elected for this verification process due to the speed, certainty, and accuracy it delivers. This helps us to protect all our client's interests by using the most advanced verification process to help prevent the impacts of money laundering alongside our internal manual policies and procedures while staying compliant with HMRC.

The administrative charge for this process is £40 plus VAT for a sole purchaser, £65 plus VAT for two purchasers and £75 plus VAT three or more purchasers.

Charges

Council Tax Band: A

EPC Rating: C



Approximate total a
808 ft²
Reduced headroom
10 ft²

(1) Excluding balconies and t

Reduced headroom
Below 5 ft

Calculations reference the RI
3C standard. Measuremen
approximate and not to sca
floor plan is intended for illus
only.

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