£240,000

STARTING BID

KIRK ROAD
MAPPERLEY

- NO CHAIN
- FOUR BEDROOMS
- OPEN PLAN KITCHEN
- UTILITY PORCH
- INTERGRAL GARAGE
- MODERNISATION POTENTIAL
- EPC D

Detached Property with Potential

OFFERED FOR SALE BY MODERN METHOD OF AUCTION

THIS DETACHED PROPERTY, IN NEED OF SOME MODERNISATION, IS OFFERED FOR SALE WITH NO UPWARD CHAIN. THE VERSATILE ACCOMMODATION SPANS TWO FLOORS AND INCLUDES AN ENTRANCE HALLWAY LEADING TO AN OPEN PLAN LSHAPED LIVING AND DINING ROOM. THE KITCHEN IS FUNCTIONAL WITH POTENTIAL FOR UPDATES, AND THERE IS A UTILITY PORCH AT THE REAR WITH PLUMBING FOR A WASHING MACHINE. THE GROUND FLOOR ALSO FEATURES A THREE-PIECE SHOWER ROOM AND A FOURTH BEDROOM, WHICH COULD ALSO BE USED AS A STUDY.

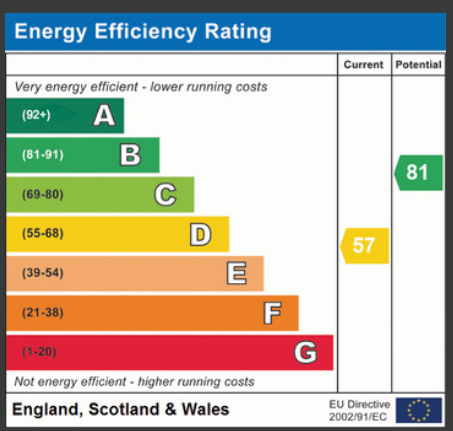
ON THE FIRST FLOOR, THERE ARE THREE BEDROOMS, ALL WITH BUILT-IN STORAGE, OFFERING AMPLE SPACE AND CONVENIENCE.

THE EXTERIOR BOASTS PARKING AT THE FRONT FOR THREE CARS, GATED SIDE ACCESS, AN INTEGRAL GARAGE WITH POWER AND LIGHTING, AND AN ENCLOSED REAR GARDEN, PROVIDING A PRIVATE OUTDOOR SPACE PERFECT FOR RELAXATION AND GARDENING.

MAPPERLEY IS A POPULAR RESIDENTIAL AND COMMERCIAL AREA, KNOWN AS "MAPPERLEY TOP." IT INCLUDES A VARIETY OF SHOPS, RESTAURANTS, PUBS, WINE BARS, HAIRDRESSERS, BEAUTY SALONS, AND TAKEAWAYS. THE AREA IS ALSO SERVED BY LOCAL SCHOOLS AND REGULAR TRANSPORT LINKS TO THE CITY CENTRE.

THIS PROPERTY OFFERS GREAT POTENTIAL AND IS IDEAL FOR THOSE LOOKING TO CREATE A PERSONALIZED FAMILY HOME IN A VIBRANT COMMUNITY. VIEWINGS ARE HIGHLY RECOMMENDED.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 99 SQ METERS



THIS PROPERTY IS FOR SALE BY POWERED BY IAM-SOLD LTD

AUCTIONEERS COMMENTS:

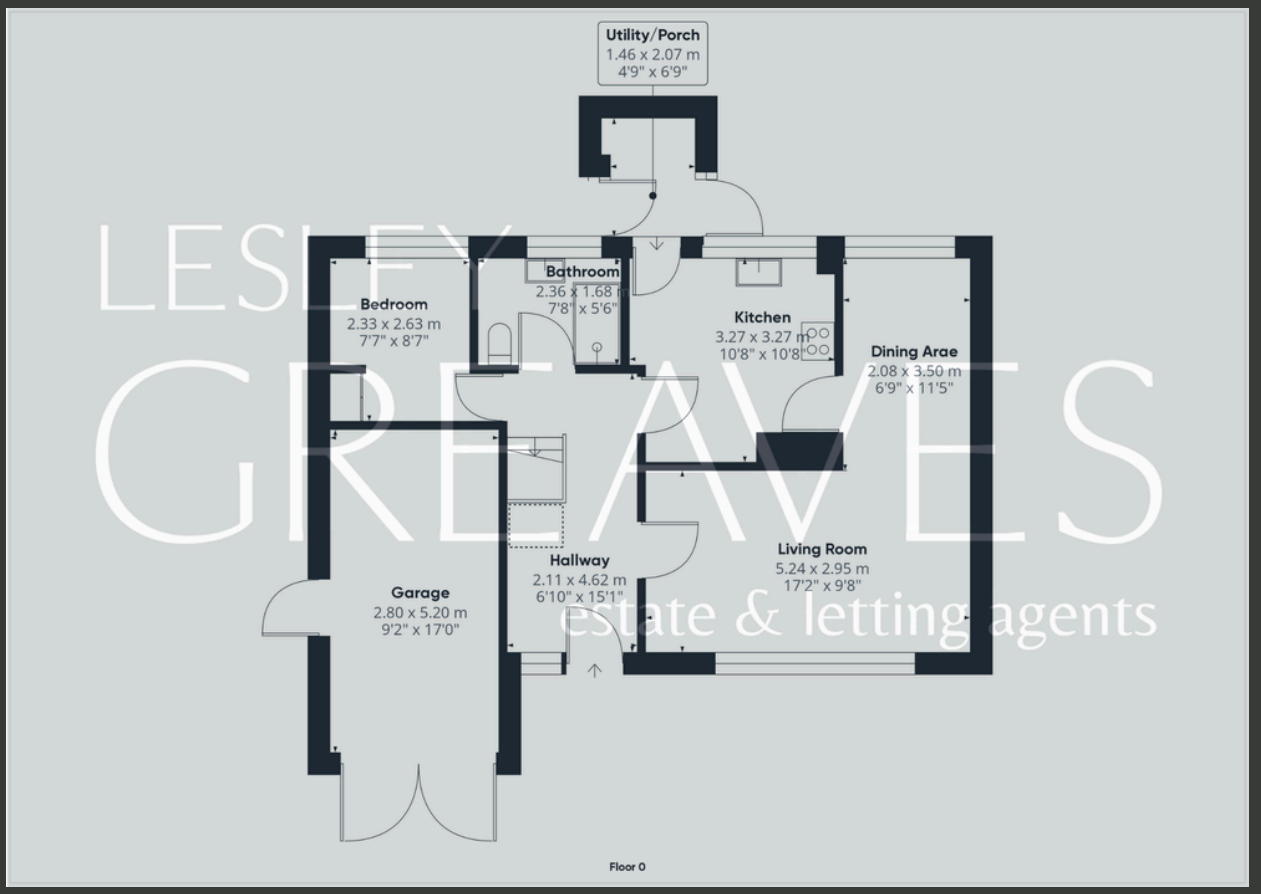
THIS PROPERTY IS OFFERED THROUGH MODERN METHOD OF AUCTION. SHOULD YOU VIEW, OFFER OR BID YOUR DATA WILL BE SHARED WITH THE AUCTIONEER, IAMSOLD LIMITED. THIS METHOD REQUIRES BOTH PARTIES TO COMPLETE THE TRANSACTION WITHIN 56 DAYS, ALLOWING BUYERS TO PROCEED WITH MORTGAGE FINANCE (SUBJECT TO LENDING CRITERIA, AFFORDABILITY AND SURVEY).

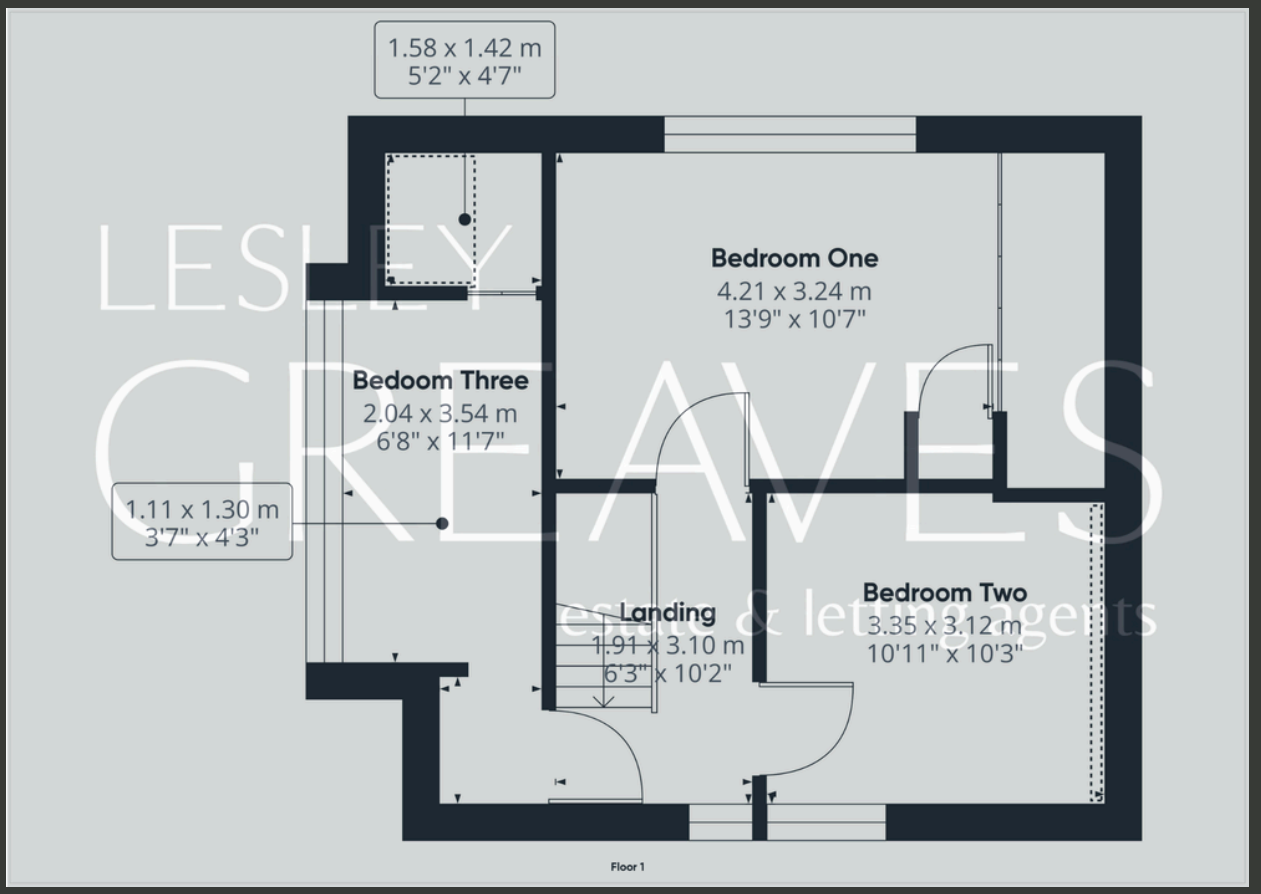
THE BUYER IS REQUIRED TO SIGN A RESERVATION AGREEMENT AND MAKE PAYMENT OF A NON-REFUNDABLE RESERVATION FEE OF 4.5% OF THE PURCHASE PRICE INCLUDING VAT, SUBJECT TO A MINIMUM OF £6,600.00 INCLUDING VAT. THIS FEE IS PAID IN ADDITION TO PURCHASE PRICE AND WILL BE CONSIDERED AS PART OF THE CHARGEABLE CONSIDERATION FOR THE PROPERTY IN THE CALCULATION FOR STAMP DUTY LIABILITY. BUYERS WILL BE REQUIRED TO COMPLETE AN IDENTIFICATION PROCESS WITH IAMSOLD AND PROVIDE PROOF OF HOW THE PURCHASE WOULD BE FUNDED.

THE PROPERTY HAS A BUYER INFORMATION PACK CONTAINING DOCUMENTS ABOUT THE PROPERTY. THE DOCUMENTS MAY NOT TELL YOU EVERYTHING YOU NEED TO KNOW, SO YOU MUST COMPLETE YOUR OWN DUE DILIGENCE BEFORE BIDDING. A SAMPLE OF THE RESERVATION AGREEMENT AND TERMS AND CONDITIONS ARE CONTAINED WITHIN THIS PACK. THE BUYER WILL ALSO MAKE PAYMENT OF £445 INC. VAT TOWARDS THE PREPARATION COST OF THE PACK.

THE ESTATE AGENT AND AUCTIONEER MAY RECOMMEND THE SERVICES OF OTHER PROVIDERS TO YOU, IN WHICH THEY WILL BE PAID FOR THE REFERRAL. THESE SERVICES ARE OPTIONAL, AND YOU WILL BE ADVISED OF ANY PAYMENT, IN WRITING BEFORE ANY SERVICES ARE ACCEPTED.

LISTING IS SUBJECT TO A START PRICE AND UNDISCLOSED RESERVE PRICE THAT CAN CHANGE.TO VIEW OR MAKE A BID CONTACT LESLEY GREAVES ESTATE AGENTS IN GEDLING, CONTACT NO 0115 9877337 OR VISIT WWW.LESLEYGREAVES.CO.UK





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