



HAWTHORNE HOUSE ASHMORE AVENUE | | SUTTON-IN-ASHFIELD | NG17 2GU

BuckleyBrown
ESTATE AGENTS

Auction Details:

The sale of this property will take place on the stated date by way of Auction Event and is being sold under and Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees:

The following deposits and non-refundable auctioneers fee apply:

- 10% deposit (subject to a minimum of £5,000)
- Buyers Fee of 1.2% of the purchase price (subject to a minimum of £1,500 inc. VAT)

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information:

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price:

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.





Entrance Hallway

With dual aspect windows to the front and side elevation.

Living Room 14'2" x 16'5"

Spacious living room with a feature fireplace and bay front window.

Kitchen 12'2" x 14'4"

Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and a window to the rear. There is also access to a handy utility and external access to the side elevation.

Utility/Downstairs WC 4'10" x 9'1"

Versatile space consisting of a hand wash basin, low flush WC, space and plumbing for a washing machine/tumble dryer. With a window to the side elevation.

Dining Room/Conservatory 9'10" x 11'3"

Light and airy with ample furniture space with surrounding windows.

Landing

With a window to the side elevation and further access to;

Bedroom One 10'9" x 12'8"

With carpeted flooring, central heating radiator and windows to the front elevation.

Bedroom Two 10'9" x 12'6"

With laminate flooring, central heating radiator and a window to the rear elevation.

Bedroom Three 8'5" x 9'2"

With laminate flooring, central heating radiator and a window to the rear elevation.

Shower Room 5'6" x 6'9"

Three piece suite comprising of a hand wash basin, low flush WC and shower. With a window to the front elevation.

Outside

Low maintenance frontage with a large paved driveway along with a garage allowing for off road parking. Extensive garden to the rear consisting of decked seating areas, lawn area, pergola, surrounding shrubs and shed.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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