



HOYLAKE CLOSE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9EJ

BuckleyBrown
ESTATE AGENTS

****BEING SOLD BY MODERN AUCTION, STARTING OFFERS AT
£170,00****

NO CHAIN!!

This three-bedroom detached property is situated in the quiet area of Mansfield Woodhouse and comprises a well-planned layout. A key feature of this home is the fully maintained alarm system for extra security. This home is perfect for new homeowners or growing families. Let's take a look inside..

Upon entering, you will firstly be welcomed into the the entrance hallway, which in turn leads to the lovely lounge. The plush carpets, exposed staircase and white walls really open this room up while creating a cosy and warm atmosphere. This room offers ample space for all of your household furnishings. The kitchen is fitted with matching cabinetry and units, together with an integrated oven and space for additional appliances. There is also space here for a dining room table and chairs, making this a great sociable space when inviting guests over! Not to mention the pantry/cupboard for storing larger items in the kitchen. Completing the ground floor is a WC for added convenience.

Heading upstairs, you will be met with three spacious and well-appointed bedrooms. There is also built-in storage in the master bedroom. The bathroom hosts a three-piece suite with a shower over the bath.

Heading outside, you will discover a delightful rear garden which is very low-maintenance. The patio seating area is the perfect spot to enjoy evening drinks in the sunshine! To the front of the property offers a driveway for off road parking and a garage for ample storage space. You don't want to miss out on this home, so call now to arrange a viewing!





MODERN AUCTION REGULATIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable

Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Living Room 14'7" x 15'8"

With window to front elevation.

Kitchen/Dining Room 8'4" x 14'7"

Complete with a range of matching units and cabinetry, with complementary work surfaces, inset sink and an integrated fridge. With ample space for a dining room table and chairs.

WC

Including low flush WC and hand wash basin.

Landing

With access to;

Bedroom One 8'2" x 14'0"

With windows to front elevation.

Bedroom Two 7'6" x 10'2"

With windows to rear elevation.

Bedroom Three 6'6" x 11'5"

With window to front elevation.

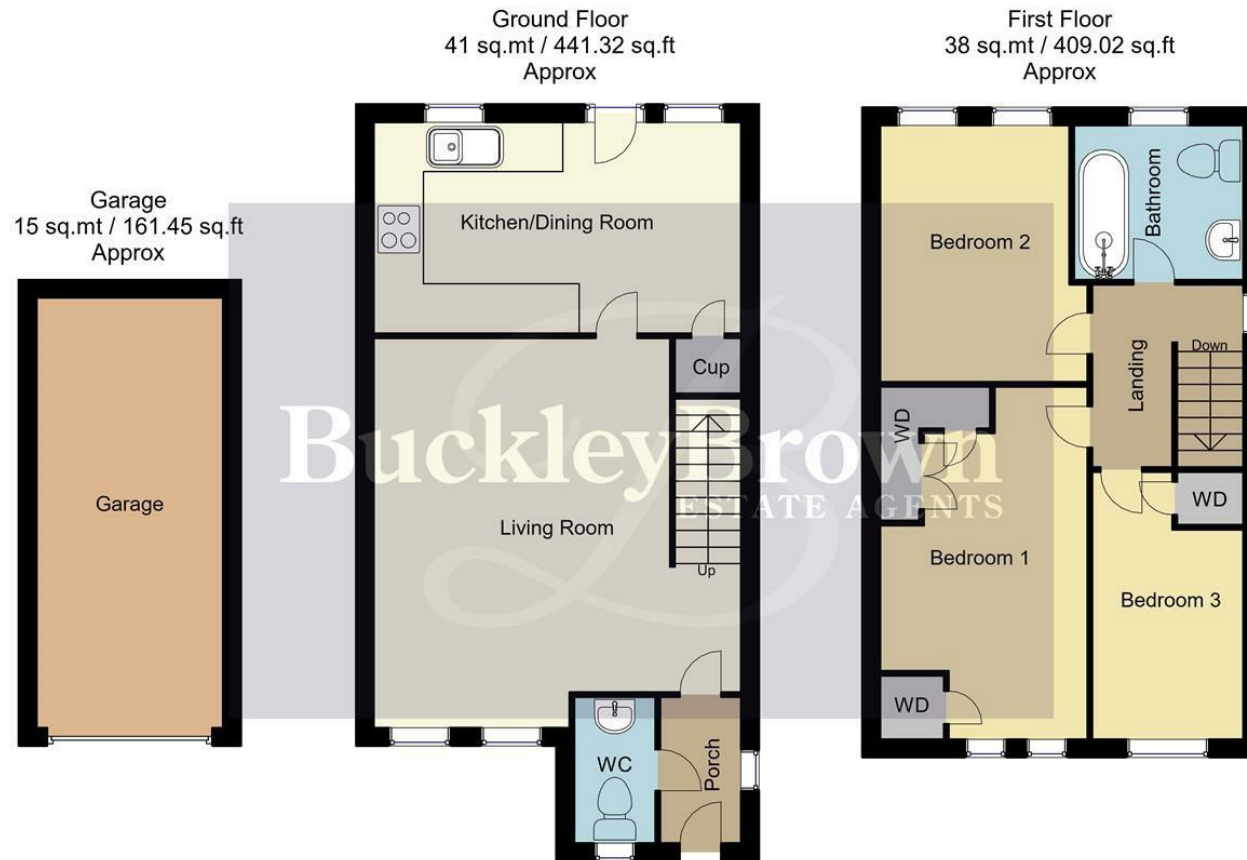
Bathroom 6'1" x 6'8"

Complete with a three-piece suite including a shower over the bath. With window to rear elevation.

Outside

A very low maintenance patio seating area to the rear of the property. With a garage to the front including parking for two cars.





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			87
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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