



72 SIXTH AVENUE | EDWINSTOWE | MANSFIELD | NG21 9PW

BuckleyBrown
ESTATE AGENTS

****BEING SOLD BY MODERN AUCTION, STARTING OFFERS AT £90,000****

AN UNMISSABLE CHANCE...

Located in the popular village of Edwinstowe, just a short distance from a range of local amenities, this three-bedroom home presents an exciting opportunity for buyers looking to renovate and add their own personal touch.

Upon entering the property, you are welcomed into a ground floor layout that includes a generously sized living room, offering space to design a comfortable family area. The kitchen provides a great base for a full refit and the opportunity to reconfigure. A ground-floor WC adds practicality to the existing layout.

Upstairs, the property comprises three bedrooms, all well-sized and suitable for reconfiguration or modernisation to suit modern living. The first-floor bathroom is currently fitted with a bath and hand wash basin, with plenty of space to install a full contemporary suite.

Externally, the property benefits from a driveway to the front, offering off-street parking—a valuable feature in any home. The rear garden offers scope for landscaping or creating an attractive outdoor living area.





Auctioneer Comments

This property is for sale by Traditional Auction. Exchange takes place immediately with completion within 28 days. The buyer pays a 10% (of the purchase price) Non-Refundable Deposit on exchange. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

A Buyer Information Pack is provided,

which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

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 £960 inc. VAT. These services are optional.

Entrance Hall

With stairs rising to first floor and a door providing access into:

Living Room 10'10" x 17'11"

With a feature fireplace and windows to the front and rear elevation.



Kitchen 8'5" x 11'10"

With a built in under stairs storage cupboard, window to front elevation and access to the porch.

WC

With a low flush WC

Landing

Surrounding doors provide access into;

Bedroom One 8'11" x 17'11"

with a feature fireplace and window to the rear elevation.

Bedroom Two 10'10" x 9'6"

with a feature fireplace and window to the front elevation.

Bedroom Three 7'10" x 8'2"

With a window to the rear elevation.

Bathroom 5'11" x 4'5"

Fitted with a bath and hand wash basin. With a window to the rear elevation.

Outside

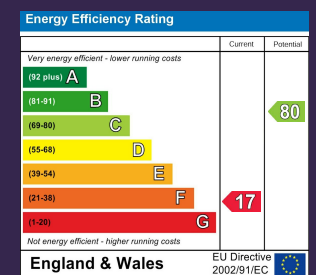
The front of the property benefits from a driveway, providing off street parking.





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.



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