



Totnes Close
Hucknall Nottingham



Totnes Close Hucknall Nottingham NG15 6NU

for sale guide price
£180,000



Property Description

This detached home is set in a quiet cul de sac location and offers lots of scope and potential for further extension and refurbishment.

The property offers entrance hallway, lounge diner and kitchen, and on the first floor there are three bedrooms and family bathroom.

Set on a generous garden plot there is also a driveway providing off road parking and detached garage.

Auctioneer's 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 £6600.00 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 £300 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.



Entrance Hallway

Accessed via UPVC door leading into the hallway with a radiator.

Lounge/ Diner

23' 11" x 11' 7" (7.29m x 3.53m)

Having two radiators, double glazed windows to the front and rear elevations and gas fireplace.

Kitchen

8' 10" x 9' 9" (2.69m x 2.97m)

Having wall and base units with work surfaces over, space for gas cooker, space for washing machine, inset sink, extractor fan, tiled walls, pantry storage, double glazed window to the rear elevation and UPVC door to the side elevation,

First Floor Landing

Having an airing cupboard, double glazed window to the side elevation and further storage cupboard.

Bedroom One

.10' x 11' (3.05m x 3.35m)

Having a radiator, double glazed window to the front elevation and wardrobe.

Bedroom Two

8' 1" x 8' (2.46m x 2.44m)

Having double glazed window to the front elevation and a radiator.

Bedroom Three

10' 3" x 9' 8" (3.12m x 2.95m)

Having double glazed window to the rear elevation, a radiator and built-in wardrobe.

Family Bathroom

8' 4" x 5' 6" (2.54m x 1.68m)

Having a low level W.C, corner shower cubicle with electric shower, a radiator, two double glazed obscured windows to the rear and pedestal wash hand basin.

Outside

To the rear the garden has steps up to a lawned section, mature trees and shrubs, seating area, outside tap, outside sockets, a garage and gated access.

To the front of the property is a laid lawn section with bush borders.

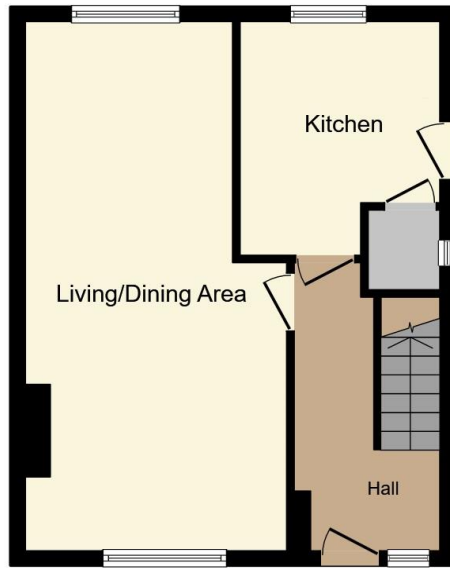
Garage

Having up and over door, power and lighting.





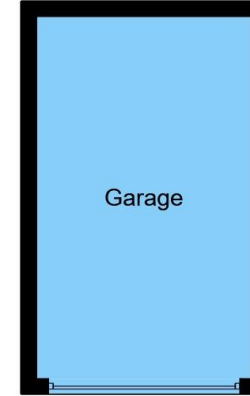




Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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