



Bestwood Road  
Hucknall Nottingham

burchell  
edwards



# Bestwood Road Hucknall Nottingham NG15 7PA

for sale guide price  
**£120,000**



## Property Description

This Two Bedroom Semi-Detached Chain Free property won't hang around for long! Ideal for someone looking for a project. Located within a stone's throw from local amenities such as shops and transport links.

The property comprises of Entrance Porch, Hallway, open plan Lounge Diner, Kitchen, Two double bedrooms and Two Shower Rooms. The property also benefits from a fully enclosed rear garden.

Viewing is essential.

## 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

## Ground Floor

### Entrance Porch

Accessed via a UPVC door to the front with a double glazed window to the front and laminate flooring.

### Entrance Hall

With an electric heater and understair storage cupboard.

### Lounge Diner

An open plan lounge diner with a double glazed window to the front, radiator, gas fire and sliding doors to the rear.

### Lounge Area

.13' 10" x 11' 5" ( 4.22m x 3.48m )

### Dining Area

9' 7" x 9' 1" ( 2.92m x 2.77m )

### Kitchen

10' 11" x 8' 10" Plus recess ( 3.33m x 2.69m Plus recess )

A fitted kitchen with matching wall and base units with complementary work surfaces over with and inset sink and drainer unit with mixer tap over. There is space for a fridge freezer, space and plumbing for a washing machine, gas cooker with extractor hood over and a double glazed window to the rear.

## First Floor

### Landing

With a double glazed obscure window to the side, loft access with is part boarded and accessed via a drop down ladder. The boiler

is also located in the loft.

### Bedroom One

11' 5" Max x 10' 11" ( 3.48m Max x 3.33m )

With a double glazed window to the front, built-in wardrobes and a radiator.

### Bedroom Two

13' x 11' 5" ( 3.96m x 3.48m )

With a double glazed window to the rear, built-in wardrobes and a radiator.

### Shower Room

Fitted with a mains fed walk-in shower, vanity sink unit and radiator. There is also a double glazed obscure window to the rear.

### Shower Room

Fitted with a low level W/C, shower, sink, extractor fan and tiled walls. There is also a double glazed obscure window.

### Outside

#### Rear

To the rear you will find a low maintenance garden which is mainly laid to lawn with a patio seating area, outside tap, garden shed and side access.



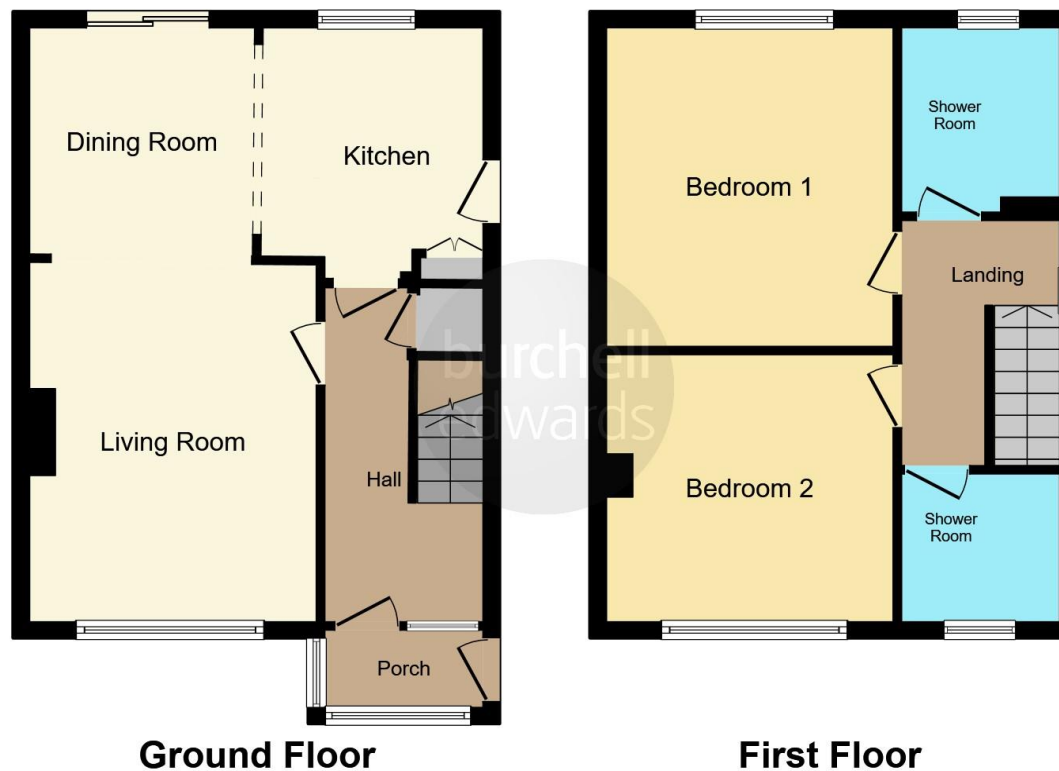












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Burchell Edwards on

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EPC Rating: D    Council Tax  
 Band: A

Tenure: Freehold

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