

for sale

guide price **£80,000** Freehold

Athorpe Grove Nottingham NG6 0AJ

An end terrace in need of full refurbishment throughout - located with easy access to good transport links

- Energy Rating: E
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply

Property Details

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.

Agents Note

Due to the interior condition we have been unable to take accurate measurements or prepare a floorplan. Please note internal repairs and other clearance works will be required on this property due to its former use. Contact the branch for further information about the circumstances before progressing your interest or expending costs. We ask that interested parties make their own enquiries and satisfy themselves about the nature and potential costs of remedial works required

Lounge 11' 6" x 11' 5" (3.51m x 3.48m)

Having door and window to the front elevation and radiator

Dining Room 11' 6" x 9' 7" (3.51m x 2.92m)

Having window to the rear, radiator and access into kitchen

Cellar

Kitchen 10' 4" x 6' 10" (3.15m x 2.08m)

Having wall and base units with window to the rear and door leading outside

First Floor

Bedroom One 11' 9" x 11' 6" (3.58m x 3.51m)

Having window to the front and radiator

Bedroom Two 11' 4" x 8' 8" (3.45m x 2.64m)

Bathroom

Having three piece suite comprising of pedestal wash hand basin, low level WC and bath with radiator

Outside

There is a rear garden area which requires attention





To view this property please contact Burchell Edwards on

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NOTTINGHAM NG15 7AX

Property Ref: HUK104172 - 0007

Tenure:Freehold EPC Rating: E

Council Tax Band: A

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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