



Edward Avenue, Newark NG24 4UZ

welcome to

Edward Avenue, Newark

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- MID TERRACED HOUSE
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D

guide price

£130,000

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

Stairs leading to the first floor.

Living Room

11' 11" max x 12' 5" (3.63m max x 3.78m)
Radiator, gas fire and double glazed window to the front.

Dining Room

12' 5" x 11' 10" (3.78m x 3.61m)
Radiator, gas fire, understairs storage cupboard and double glazed window to the rear.

Kitchen

9' 10" x 7' 8" (3.00m x 2.34m)
Low and eye level units, sink and drainer, space for cooker and fridge/freezer plumbing for washing machine. two double glazed windows to the side and uPVC door to the rear garden. New gas boiler installed in 2020.

Bathroom

Radiator, Extractor, WC, Wash hand basin, Fully tiled shower cubicle. Two double glazed obscured windows to the side and rear.

First Floor Landing

Radiator and loft hatch access.

Bedroom One

11' 10" max x 12' 4" (3.61m max x 3.76m)
Radiator, storage cupboard and double glazed window to the rear.

Bedroom Two

12' 5" x 7' 5" (3.78m x 2.26m)
Radiator and double glazed window to the front.

Bedroom Three

6' 11" x 9' 7" (2.11m x 2.92m)
Radiator, built in wardrobe and double glazed window to the front.

Outside Front Garden

Brick enclosed low maintenance front garden with side passage to the front door. On street parking with permit parking,

Rear Enclosed

Laid to lawn area, patio and gate to shared passage.

Outbuilding

One brick built shed and coal house.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved. It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

view this property online williamhbrown.co.uk/Property/NWK105113

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:

NWK105113 - 0008

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