



Sedgley Avenue, Nottingham NG2 4HZ

welcome to

Sedgley Avenue, Nottingham

For sale via MODERN METHOD OF AUCTION!

Welcome to Sedgley Avenue, a two-bedroom mid-terraced property offered to the market with no upward chain. Call the West Bridgford office



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 Lounge

13' 8" Into Bay x 10' 5" Max (4.17m Into Bay x 3.17m Max)
With bay fronted double glazed window to front elevation, wall mounted radiator, wooden flooring, feature fire surround and electric feature fire.

Dining Room

12' 3" x 10' 6" (3.73m x 3.20m)
With double glazed window to rear elevation, wooden flooring, wall mounted radiator and door

leading to kitchen.

Kitchen

10' 9" x 8' 2" (3.28m x 2.49m)
With double glazed door to side elevation, and double-glazed window to rear and side, door providing access to cellar. Fitted kitchen with a range of wall, base and drawer units, ceiling spotlights. Space for fridge/freezer, space and plumbing washing machine and dishwasher. Sink and drainer unit, integrated electric oven, integrated electric induction hob with extractor fan over and wall mounted radiator,

First Floor

With stairs from the ground floor leading to the first, with access to bathrooms and bedrooms. With storage cupboard and loft access.

Bedroom One

11' 1" x 13' 8" (3.38m x 4.17m)
With two double glazed windows to front elevation and wall mounted radiator,

Bedroom Two

12' 3" x 8' (3.73m x 2.44m)
With double glazed window to rear and wall mounted radiator.

Bathroom

10' 8" x 8' 2" (3.25m x 2.49m)
With tiles flooring, double glazed window to rear elevation, heated towel rail, storage cupboard, low flush WC, bath, hand wash basin with vanity unit and wall mounted mirror, walk in shower with tiled walls.

Outside

To the front of the property there is on street parking, to the rear a privately enclosed low maintenance garden, with paved area and decking area. Perfect for outside dining and entertaining. There is also gated access to the rear.



view this property online williamhbrown.co.uk/Property/WBF102958



welcome to

Sedgley Avenue, Nottingham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TWO BEDROOM MID-TERRACED HOUSE
- COUNCIL TAX BAND A

Tenure: Freehold EPC Rating: C

guide price

£160,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBF102958



Property Ref:
WBF102958 - 0008

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01159 819828



westbridgford@williamhbrown.co.uk



Rossell House 13 Tudor Square, West
Bridgford, NOTTINGHAM, Nottinghamshire,



williamhbrown.co.uk