

HoldenCopley

PREPARE TO BE MOVED

Wilford Road, Ruddington, Nottinghamshire NG11 6BN

Guide Price £150,000

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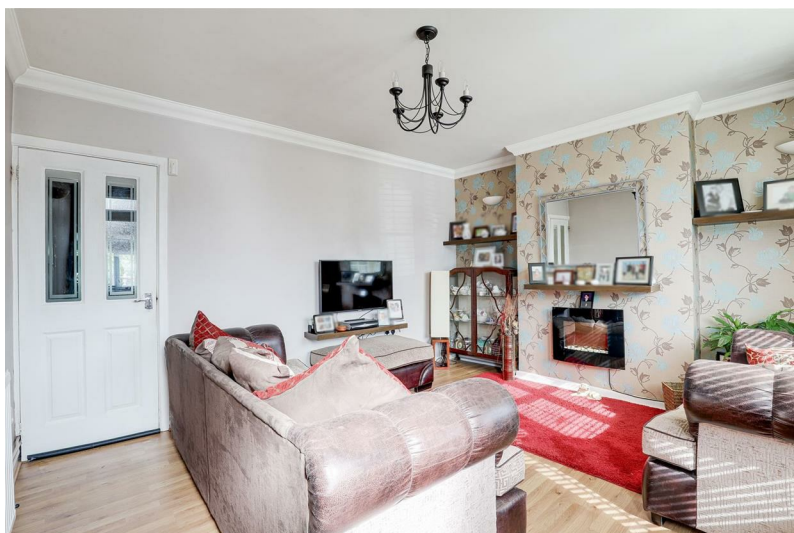
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

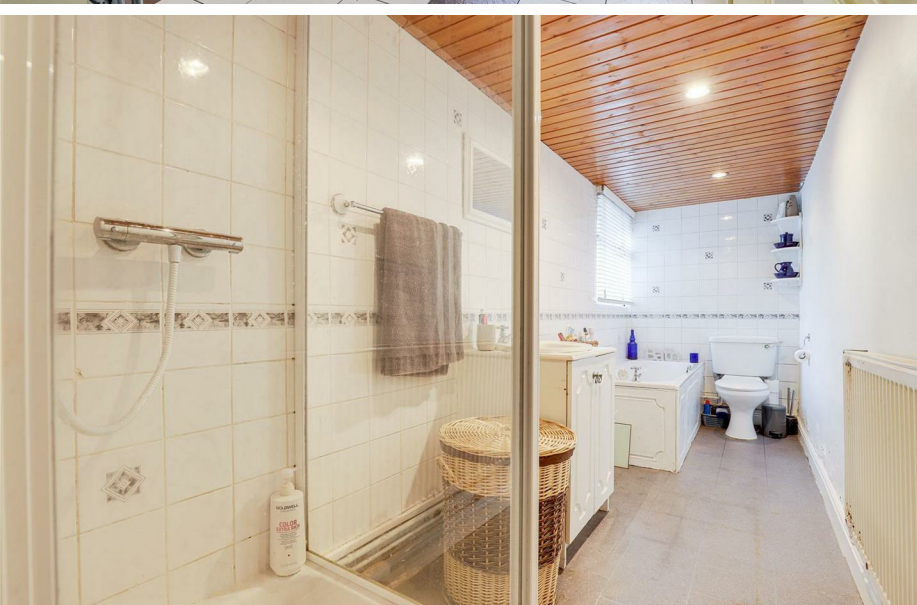
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.80% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





- End-Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor Bathroom Suite
- Large Loft For Additional Storage
- Low Maintenance Garden
- Off-Road Parking
- Popular Location
- Must Be Viewed





GROUND FLOOR

Living Room

14'2" x 13'10" (4.34m x 4.24m)

The living room has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, coving to the ceiling, a radiator and a single UPVC door providing access into the accommodation

Dining Room

13'10" x 12'4" (4.22m x 3.76m)

The dining room has wood-effect flooring, a radiator, coving to the ceiling, an in-built cupboard and open access into the kitchen

Kitchen

11'7" x 11'10" (3.54m x 3.63m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven with an electric hob and extractor fan, space and plumbing for a dishwasher and a washing machine, space for a fridge freezer, tiled flooring, a radiator, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden

Bathroom

15'0" x 4'7" (4.58m x 1.42m)

The bathroom has a low level flush W/C, a vanity unit wash basin, a panelled bath, a shower enclosure with a mains-fed shower, partially tiled walls with floor to ceiling tiles, a radiator, tile-effect flooring, wood-panelled ceiling, recessed spotlights and a single-glazed obscure window to the side elevation

FIRST FLOOR

Landing

The landing has carpeted flooring, a UPVC double-glazed window to the rear elevation and provides access to the first floor accommodation

Bedroom One

12'6" x 11'11" (3.81m x 3.63m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and floor to ceiling fitted wardrobes

Bedroom Two

9'6" x 12'5" (2.91m x 3.79m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and an in-built cupboard

Loft

10'9" x 15'5" (3.30m x 4.70m)

The boarded loft has a panelled window to the side elevation, carpeted flooring and a radiator

OUTSIDE

Front

To the front of the property is a driveway and a gravelled area

Rear

To the rear of the property is a private enclosed garden with patio

and gravelled areas, a range of plants, a shed and brick boundary walls

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band B

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

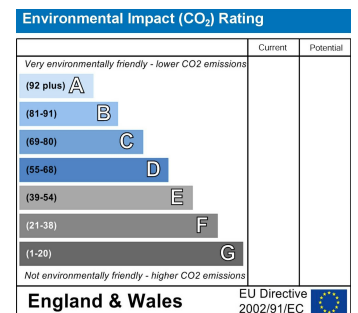
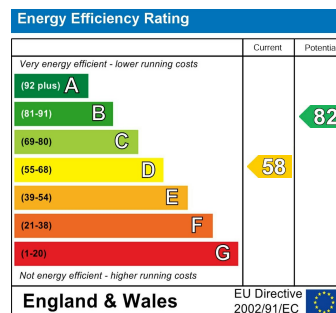
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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