



52 Vickers Street,
Warsop, NG20 0NJ



52 Vickers Street, Warsop, NG20 0NJ

For sale by auction on Thursday 28th January 2021

This mid terraced home is offered to the market with no upward chain. An ideal investment or first time purchase.

The property provides accommodation including an open plan lounge/dining room, a kitchen, lean-to/sun room, and a fitted wet room to to the ground floor, with the first floor landing giving access to three good size bedrooms.

Benefiting from gas central heating and UPVC double glazing, the property also has an enclosed yard to the rear.

In need of modernisation throughout.

Warsop is within easy reach of facilities in nearby Shirebrook. Main road routes give access to Mansfield and Nottingham.

Guide Price £40,000





Directions

Vickers Street can be located off Ridgeway Lane, Warsop.

The property provides accommodation which is arranged over two floors as follows:-

GROUND FLOOR ACCOMMODATION

Part Glazed & UPVC Entrance Door

Giving access to the:-

Dining Room

UPVC double glazed window to the front elevation, radiator, ceiling light point, bi-folding door to the stairs which rise to the first floor, open access to the:-

Lounge

UPVC double glazed window overlooking the conservatory, gas fire set in a brick surround with a tiled TV plinth, ceiling light point, step up to the:-

Kitchen

Fitted with a range of wall and base units, roll edge work surfaces, single drainer sink unit with a mixer tap over, space and plumbing for a washing machine, space for an electric cooker.

UPVC double glazed window overlooking the lean-to/sun room, part tiled walls, ceiling strip light, radiator, part glazed door to a lean-to/sun room, door to the:-

Ground Floor Wet Room

Fitted with a wash hand basin, a low flush wc, and tiled shower area with an electric shower.

Two obscure UPVC double glazed windows to the side elevation, wet room style flooring, flush fitting ceiling light.

Lean-To / Sun Room

Of UPVC and double glazed construction, with tiled flooring and door leading out to the rear garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Ceiling light point, radiator, doors giving access to three bedrooms.

Bedroom One

UPVC double glazed window to the front elevation, radiator, ceiling light point, storage cupboard.

Bedroom Two

UPVC double glazed window to the rear elevation, radiator, ceiling light point, storage cupboard.

Bedroom Three

UPVC double glazed window to the rear elevation, radiator, ceiling light point.

OUTSIDE

There is an enclosed concrete garden to the rear of the property, with a storage shed, a brick outhouse, an external tap and gated access to the utility pathway at the rear.

Referral Arrangement Note

Tassi Sales & Lettings always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

For Sale By Auction

For sale by auction on Thursday 28th January 2021

At National Property Auction, The auction will be conducted by our auctioneer, Andrew Parker, behind closed doors and broadcast live online with remote bidding only. Please visit the homepage of our website to submit a bid. Commencing at 10:30 am

Auction Type: Unconditional with Variable Fee

Contracts are exchanged on the fall of the hammer and a 5% deposit will be taken from the highest bidder. This deposit will contribute towards the purchase price.

Prospective purchasers will need to register within the auction room before the sale commences. Two items of identity will be required together with an indication of how a contractual deposit will be paid. We do not take cash or cheque deposits. Remote bidding facilities are also available, please see sdlauctions.co.uk/buy-property/telephone-proxy-internet-bidding/

Auction Fees

The sale of this lot is subject to a buyers fee of 4.8% including VAT (or 4.2% including VAT in London), subject to a minimum of £6,000 including VAT. This does not contribute towards the purchase price and is payable on the fall of the hammer.

The purchase of this property may include associated fees not listed here. Any additional fees will be confirmed in the legal pack which can be downloaded from our website from the lot information section above. To find out more about any additional fees associated with this property please contact the auction office.

Full terms and conditions are available on the SDL Auctions website - sdlauctions.co.uk/wp-content/uploads/2019/04/SDL-Auctions_buyer-terms.pdf

DISCLAIMER NOTES

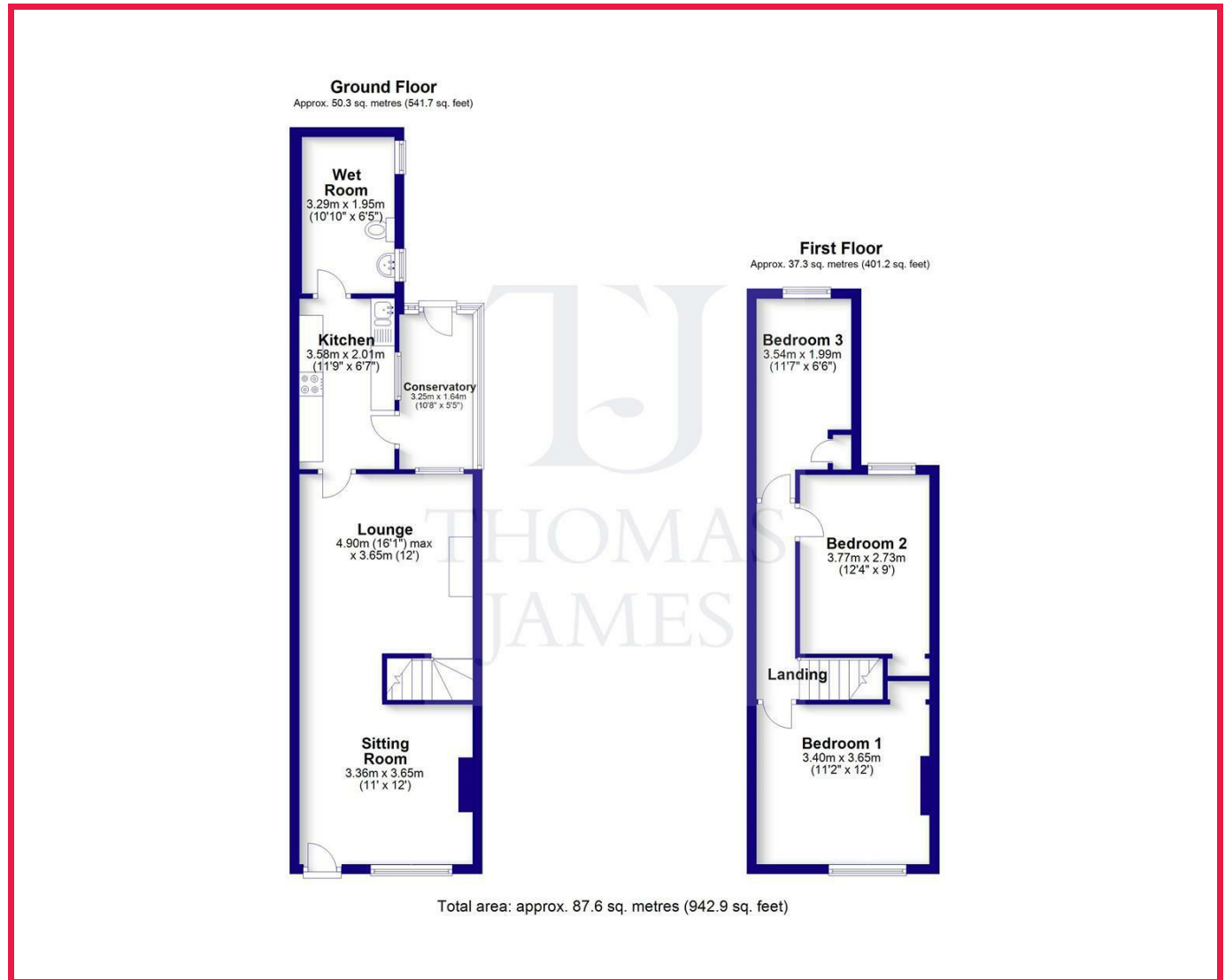
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
36	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
30	
EU Directive 2002/91/EC	



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