

HoldenCopley

PREPARE TO BE MOVED

Brooklyn Avenue, Burton Joyce, Nottinghamshire NG14 5BJ

By Auction £145,000

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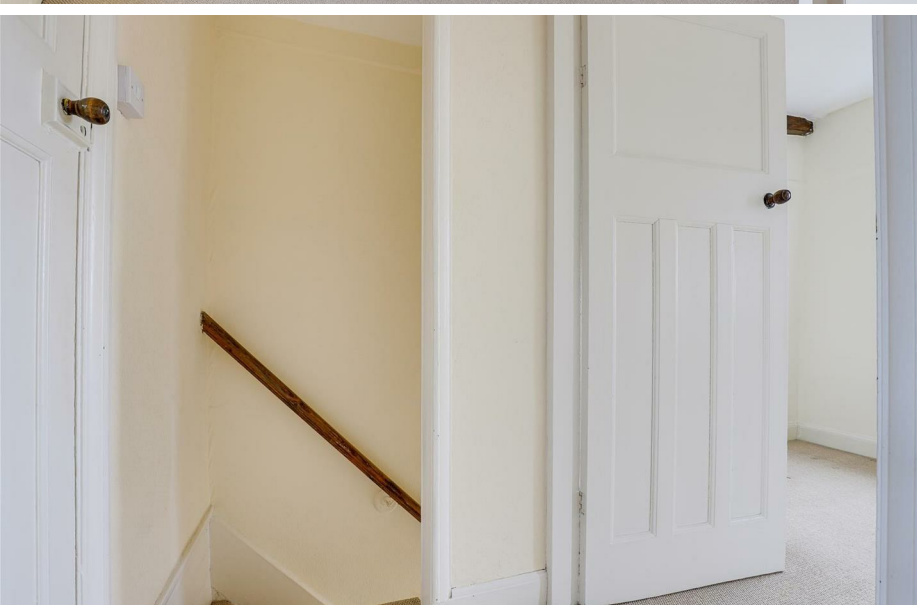
This property is for sale by Modern Method of Auction powered by iamsold LTD - £145,000 + Reservation Fee

NO UPWARD CHAIN...

This charming end-terraced cottage is situated in a picturesque village location and is being offered for sale with no upward chain, making it an excellent opportunity for first-time buyers or investors. The property is accessed through the fitted kitchen at the front, which provides a practical and welcoming entryway. Moving through, the living room at the rear features a lovely square bay window, allowing natural light to fill the space and creating a bright and inviting atmosphere. On the first floor, there are two well-proportioned bedrooms, offering comfortable living arrangements, along with a three-piece bathroom suite. Externally, the front of the property features a small courtyard, with a convenient access point leading to the rear garden. The enclosed rear garden offers a blend of gravelled and lawned areas, providing both practicality and a pleasant outdoor space. A fence-panelled boundary ensures privacy.

MUST BE VIEWED





- End Terraced Cottage
- Two Double Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Rear Garden
- Quiet Residential Location
- Good Transport Links
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Kitchen

14'6" x 5'11" (4.43m x 1.81m)

The kitchen has a fitted base and wall units with worktops, a stainless steel sink with taps and a drainer, space for a free standing cooker, a radiator, an in-built cupboard, tiled splash back, tiled flooring, three UPVC double glazed windows to the front elevation, and a UPVC door providing access into the accommodation.

Living Room

11'1" x 13'5" (3.38m x 4.09m)

The living room has a UPVC double glazed square bay window to the rear elevation, a feature fireplace, a radiator, and wood-effect flooring.

Rear Porch

5'4" x 2'11" (1.63m x 0.91m)

The rear porch has carpeted flooring, a radiator, and a UPVC door providing access into the accommodation.

FIRST FLOOR

Landing

3'7" x 3'8" (1.11m x 1.14m)

The landing has carpeted flooring, and access to the first floor accommodation.

Master Bedroom

14'10" x 8'9" (4.54m x 2.69m)

The main bedroom has two UPVC double glazed windows to the rear elevation, a radiator, a picture rail, two wooden beams to the ceiling, and carpeted flooring.

Bedroom Two

8'4" x 7'10" (2.56m x 2.40m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bathroom

6'4" x 4'2" (1.93m x 1.27m)

The bathroom has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a shower enclosure with a wall-mounted electric shower fixture, a radiator, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a small courtyard, and access to the rear garden.

Rear

To the rear of the is an enclosed garden with a gravelled area, a lawn, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Superfast Download Speed 56Mbps and Upload Speed 9Mbps

Phone Signal – Some good coverage of 3G,4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

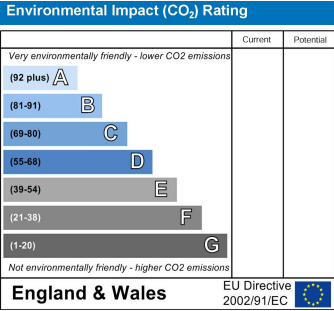
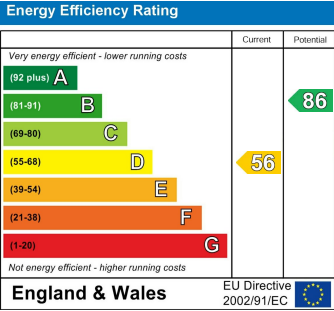
Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band A
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.

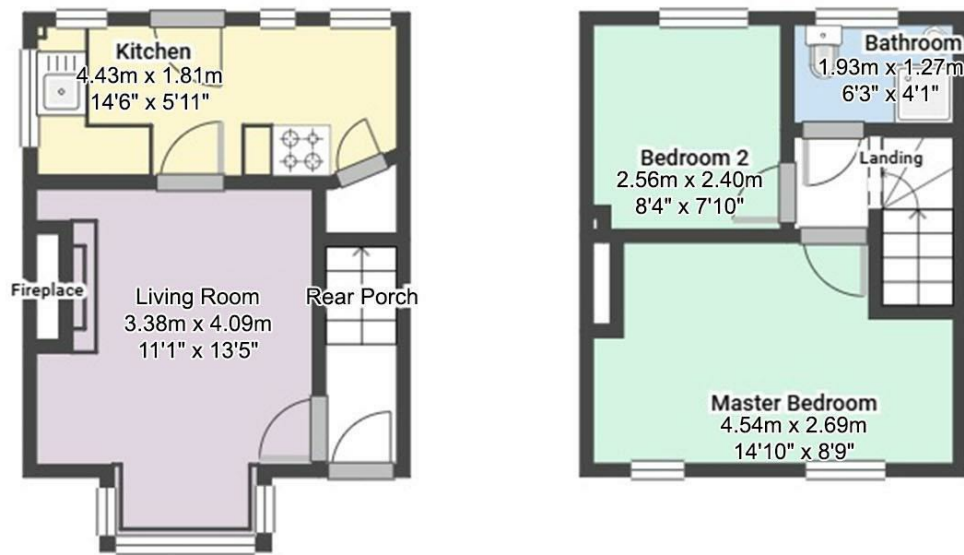
The vendor has advised the following:
Property Tenure is Freehold

Auctioneers Comments:
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 winning bidder will pay £349.00 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 4.8% 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.



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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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