



33 Great North Road,  
Gamston, DN22 0PZ



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# Guide price £150,000

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This period property is situated off Great North Road in the rural conservation village of Gamston. Offered with no upward chain, the property features a lounge & conservatory, a dining kitchen with solid wood units, three bedrooms (the main bedroom benefitting from an en-suite), and a house bathroom. Externally, the property features off-road parking and low-maintenance gardens to both left and rear aspects.





### PORCH 1.8m x 2.1m (5'11" x 6'11")

Double glazed obscure door to left aspect, double glazed windows to front and right aspect. Space and plumbing for washing machine, multi paned door leading into kitchen.

### KITCHEN 2.9m x 5.4m (9'6" x 17'8")

Fitted with a range of base and wall units consisting of timber cupboards and drawers underneath solid wood work surfaces. Space and supply for an electric cooker, space and plumbing for a dishwasher, space and supply for an upright fridge freezer, single bowl sink and drainer, double glazed window to front aspect, tile effect flooring, double panel radiator.

### CONSERVATORY 3.1m x 3.9m (10'2" x 12'10")

Double glazed windows to front, left and rear aspects with a matching door to the front aspect. Tiled flooring, double panel radiator, polycarbonate hipped roof, power and light, television point.

### SITTING ROOM 4.5m x 5.4m (14'10" x 17'8")

Double glazed bow window to front aspect and further double glazed window to rear aspect. Two double panel radiators, television point, open brick fireplace with wrought iron basket within.

### 1ST FLOOR-LANDING 3m x 3.6m (9'10" x 11'10")

Hatch accessing roof space, double glazed window to rear aspect, double panel radiator, cupboard housing hot water storage tank.

### BEDROOM ONE 3.5m x 4.8m (11'6" x 15'8")

Double glazed window to front aspect, double panel radiator.

### EN-SUITE 1.8m x 1.9m (5'11" x 6'2")

Fully tiled shower enclosure with 'Triton' electric shower within, pedestal wash hand basin, low-level flush w.c., double glazed obscure window to front aspect, ladder style towel radiator.

### BEDROOM TWO 2.9m x 2.9m (9'6" x 9'6")

Double glazed window to left aspect, panel radiator.

### BEDROOM THREE 1.8m x 3.2m (5'11" x 10'6")

Double glazed window to rear aspect, panel radiator, fitted cupboard with hanging rail within.

### BATHROOM 1.9m x 2.4m (6'2" x 7'11")

Panel bath, pedestal wash hand basin, low-level flush w.c., double glazed obscure window to left aspect, double panel radiator, tile effect flooring, tiled walls to three-quarter height.

### GARDENS & GROUNDS

The property can be accessed off Great North Road via a private driveway, which leads to the parking area at the front of the property. A timber gate accesses the gardens to the left and rear aspects, which feature patio areas and a garden shed.

### AUCTIONEERS COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the





subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering...

### AUCTIONEERS COMMENTS CONT'D

...procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

### FURTHER COMMENTS

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be



obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

## TENURE

Freehold

## COUNCIL TAX

Band C

## DISCLAIMER

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.

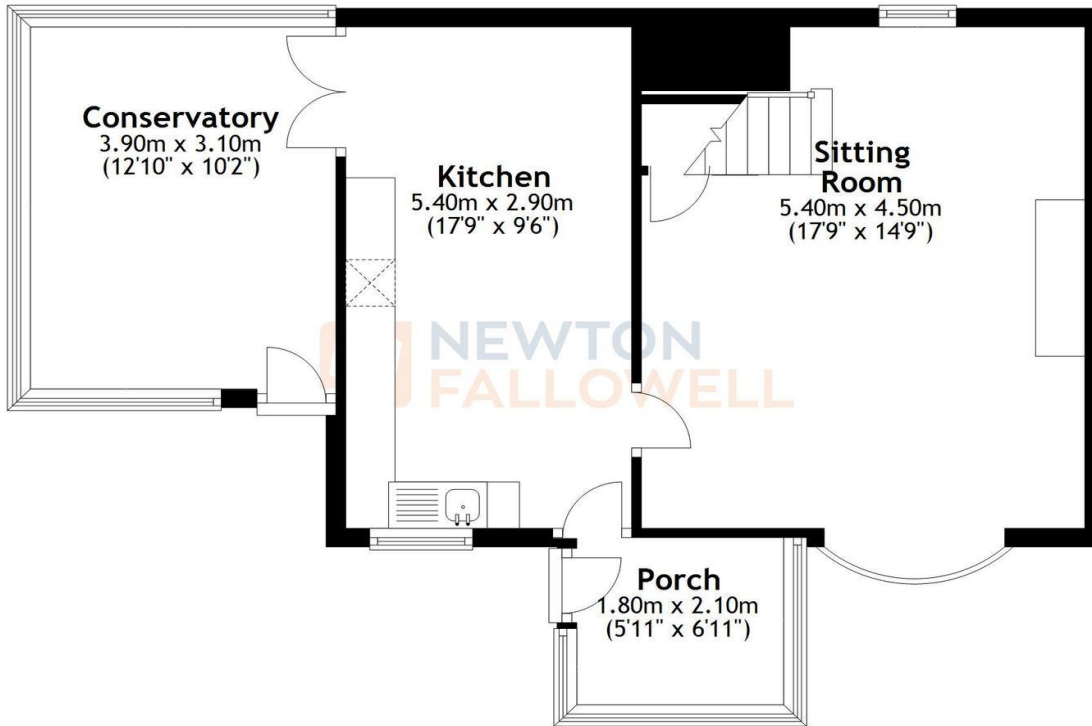
## SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



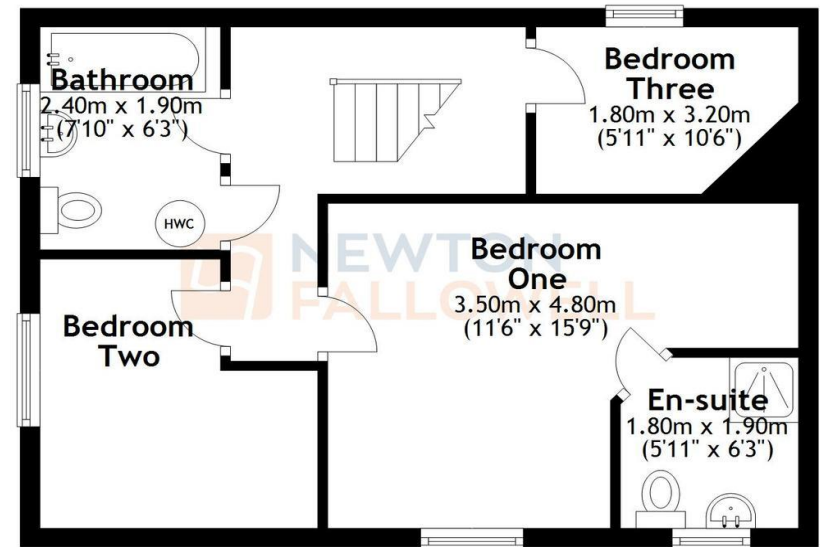
### Ground Floor

Approx. 57.2 sq. metres (616.1 sq. feet)



### First Floor

Approx. 42.8 sq. metres (460.3 sq. feet)



Total area: approx. 100.0 sq. metres (1076.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		82
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

