



**Newstead Terrace, Hucknall Nottingham NG15 7EF**

welcome to

## Newstead Terrace, Hucknall Nottingham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi Detached House
- Three Bedrooms

Tenure: Freehold EPC Rating: D

guide price

**£145,000**

### 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 Hall

With uPVC double glazed door and window to the side aspect, leading to the staircase and access to all ground floor accommodation.

### Lounge/Diner

21' 2" x 15' 4" ( 6.45m x 4.67m )  
With uPVC double glazed windows and sliding patio doors to the rear aspect, carpet flooring, fireplace with gas fire and surround and ample space for a three-piece suite and a dining table and chairs.

### Kitchen

16' 1" x 10' 5" ( 4.90m x 3.17m )  
With uPVC double glazed bay window to the front aspect, tiled flooring and splashbacks, fitted wall and base units, sink, drainer and mixer tap, space for a cooker, washing machine and fridge freezer.

### Landing

With access to the loft and doors to all first-floor accommodation.

### Bedroom One

13' 1" x 12' 4" ( 3.99m x 3.76m )  
Double bedroom with uPVC double glazed window to the front aspect, wooden flooring and a wall mounted radiator.



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#### Property Ref:

BUL110107 - 0003

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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.



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