







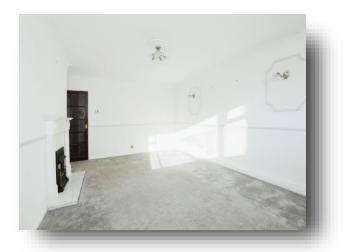


## welcome to

# **Hoades Avenue, Woodsetts Worksop**

THREE bedroom DETACHED BUNGALOW in the popular village of WOODSETTS. Having off road parking, GARAGE and CONSERVATORY. Enclosed garden to the rear and modern bathroom. Offered for sale with NO UPWARD CHAIN \*\*\* GUIDE PRICE £150,000 \*\*\*













#### **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, jamsold 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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**

Carpet flooring, central heating radiator and single glazed wooden door.

### Lounge

16' 11" x 13' 7" Into recess ( 5.16m x 4.14m Into recess ) Carpet flooring, central heating radiator, gas fire and front facing double glazed window.

### **Kitchen**

8' 10" x 8' 10" ( 2.69m x 2.69m )

Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer, electric oven, electric hob, space for fridge freezer and

plumbing for washing machine. Tiled flooring, central heating radiator, front facing double glazed window and side facing single glazed entrance door.

#### Conservatory

10' 5" x 8' 3" ( 3.17m x 2.51m ) Brick and UPVC conservatory with laminate flooring and side facing double glazed patio door.

#### **Bedroom One**

12' 11" x 10' Into recess (3.94m x 3.05m Into recess) Carpet flooring, central heating radiator, rear facing double glazed window and fitted wardrobes.

#### **Bedroom Two**

6' 10" x 10' 11" ( 2.08m x 3.33m )

Laminate flooring, central heating radiator, rear facing double glazed window and side facing double glazed door to conservatory.

#### **Bedroom Three**

9' x 7' 9" ( 2.74m x 2.36m )

Carpet flooring, central heating radiator and side facing double glazed window.

#### Bathroom

Three piece suite comprising low flush WC, vanity wash hand basin and paneled bath with rainfall shower over. Tiled flooring, full wall tiling, storage cupboard, heated towel rail and side facing double glazed window.

### **Outside Space**

To the front of the property is a lawn garden with mature trees and bushes in borders along with a driveway providing off road parking. To the rear of the property is a patio seating area and a private lawned garden with fields to the rear.

### Garage

There is a detached garage to the property with power, lighting and manual up and over door.





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# **Hoades Avenue, Woodsetts Worksop**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- DETACHED BUNGALOW
- THREE BEDROOMS

Tenure: Freehold EPC Rating: E

Council Tax Band: B

guide price

£150,000









view this property online williamhbrown.co.uk/Property/DGT106676



Property Ref: DGT106676 - 0012 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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