

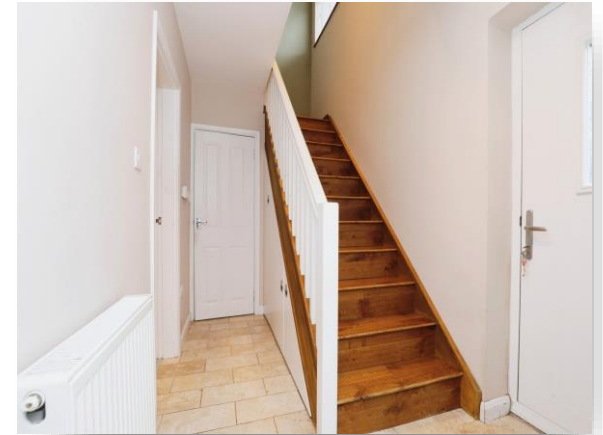


West Street, Creswell WORKSOP S80 4DU

welcome to

West Street, Creswell WORKSOP

Offered for sale is this well presented TWO bedroom SEMI DETACHED home located in the popular village of Creswell close to a wide variety of local amenities all a stones throw away. Early viewings are highly recommended to fully appreciate the property on offer.



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.

West Street, Creswell Entrance Hall

Entrance to the property via the front facing entrance door leading in to the lounge with stairs to the first floor, tiled flooring and access to under stairs storage cupboard.

Cloakroom

Fitted with a low level WC, wash hand basin, part tiled walls, tiled flooring and a front facing double glazed obscure window.

Lounge

11' 5" x 18' (3.48m x 5.49m)
Spacious lounge area with a front facing double glazed window, rear facing double glazed window and central heating radiator.

Kitchen

11' 10" x 9' 11" (3.61m x 3.02m)
Fitted with a range of wall and base units with worksurfaces over incorporating a sink and drainer unit, built in oven with electric hob and extractor fan, splashback tiling, space for freestanding fridge freezer, spotlights to the ceiling, breakfast seating bar, tiled flooring, rear facing double glazed window and a rear facing entrance door leading to the rear garden.

Landing

Storage cupboard and a front facing double glazed window.

Bedroom One

9' 10" x 11' 10" (3.00m x 3.61m)
Double bedroom with a rear facing double glazed window, laminate flooring and central heating radiator.

Bedroom Two

11' 7" x 9' + door recess (3.53m x 2.74m + door recess)
Double bedroom with a rear facing double glazed window, laminate flooring and central heating radiator.

Bathroom

Fitted with a four piece suite comprising of a WC, wash hand basin, shower cubicle, bath, tiled walls, tiled flooring, spotlights to the ceiling and a front facing double glazed obscure window.

Exterior

To the front and side of the property we have a large fenced and enclosed lawn area.

To the rear we have access via double gated leading

to a paved driveway and access to outbuildings.



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welcome to

West Street, Creswell WORKSOP

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- COUNCIL TAX BAND: A
- TWO DOUBLE BEDROOM SEMI DETACHED

Tenure: Freehold EPC Rating: Awaiting

guide price

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WKS114147 - 0002

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.

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.



william h brown



01909 500505



Worksop@williamhbrown.co.uk



80 Bridge Street, WORKSOP, Nottinghamshire,
S80 1JA



williamhbrown.co.uk