



Rogers Avenue, Creswell Worksop S80 4JP

welcome to

Rogers Avenue, Creswell Worksop

Offered for sale is this THREE DOUBLE bedroom SEMI DETACHED family home with views overlooking neighbouring farmer fields to the rear. This property is also located in the sought after village of Creswell close to a wide variety of local amenities.



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.

Rogers Avenue, Worksop Entrance Hall

Entrance to the property via the front facing entrance door leading in to the hall with stairs leading to the first floor, central heating radiator and door leading to the cloakroom which houses the boiler.

Lounge

10' 5" x 12' 9" (3.17m x 3.89m)

Open plan to the dining room with a front facing double glazed window, dado rail and a gas fire with

granite hearth and back.

Dining Room

9' 1" x 10' (2.77m x 3.05m)

Open plan to the lounge with rear facing double glazed french doors to the rear garden

Kitchen

10' 9" x 8' 10" (3.28m x 2.69m)

Fitted with a range of wall and base units with worksurfaces over incorporating a stainless steel sink and drainer, space for cooker, space for fridge freezer, space for dryer, plumbing for washing machine, side facing double glazed window, rear facing double glazed window and a rear facing entrance door leading to the garden.

Landing

Side facing double glazed window

Bedroom One

12' 8" x 10' 5" + door recess (3.86m x 3.17m + door recess)

Double bedroom comprising a central heating radiator, coving to the ceiling and X2 front facing double glazed windows.

Bedroom Two

10' 7" MAX x 12' 2" MAX (3.23m MAX x 3.71m MAX)

Double bedroom comprising a central heating radiator and rear facing double glazed window with field views.

Bedroom Three

8' 2" MAX x 12' MAX (2.49m MAX x 3.66m MAX)

Double bedroom with a central heating radiator and a side facing double glazed window.

Shower Room

Fitted with a three piece suite comprising a double shower cubicle, WC, wash hand basin, fully tiled walls, central heating radiator and a rear facing double glazed obscure window.

Exterior

To the front of the property we have a large shared access driveway leading to the detached garage providing ample off street parking and access to the front garden with a walled artificial lawn area with porcelain tiled borders.

To the rear of the property we have a fenced and enclosed garden with artificial grass, mature borders, porcelain tiled patio area and borders with gorgeous field views.

Garage

Fitted with an up and over door and power and lighting.



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Rogers Avenue, Creswell Worksop

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- COUNCIL TAX BAND: A
- STUNNING FIELD VIEWS TO THE REAR

Tenure: Freehold EPC Rating: C

guide price

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WKS114279 - 0002

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