



Kingston Road, Worksop S80 2UH

welcome to

Kingston Road, Worksop

Offered for sale is this TWO double bedroom SEMI DETACHED home, ideally located close to a wide array of local amenities including excellent primary schools and secondary school, Worksop town centre as well as amazing transport links via the nearby bus station, train station and the A57.



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 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.

Kingston Road, Worksoop Entrance Hall

Entrance via the front facing entrance door leading in to the hall with stairs to the first floor.

Lounge

10' 5" x 20' 9" (3.17m x 6.32m)

Front facing double glazed window, X2 central heating radiators, electric fire and rear facing doors opening to the garden.

Kitchen

6' x 10' 9" (1.83m x 3.28m)

Fitted with a range of wall and base units with

worksurfaces over incorporating a stainless steel sink and drainer unit, plumbing for washing machine, space for fridge freezer, a rear facing double glazed window, access to a storage cupboard and a side facing entrance door.

Landing

Side facing double glazed window and access to the loft.

Bedroom One

15' 5" x 9' 8" (4.70m x 2.95m)

Double bedroom with X2 front facing double glazed window.

Bedroom Two

10' 9" x 10' 9" + door recess (3.28m x 3.28m + door recess)

Double bedroom with a cupboard housing the boiler, and a rear facing double glazed window.

Bathroom

Fitted with a three piece suite comprising a bath with shower over, WC, wash hand basin, tiled walls and a rear facing double glazed obscure window.

Exterior

To the rear a fenced and enclosed lawn with steps leading up to an additional lawn area, access to X2 outbuildings, X2 sheds and a coalhouse.



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Kingston Road, Worksop

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TWO DOUBLE BEDROOM SEMI DETACHED HOME
- OFFERED FOR SALE WITH NO UPWARD CHAIN

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

guide price

£115,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WKS115332 - 0002

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