



Vessey Road, Worksop S81 7PJ

welcome to

Vessey Road, Worksop

A well presented three bedroom home situated on Vessey Road offering spacious living accommodation, off street parking and a private rear garden, conveniently located close to local amenities, schools and transport links.



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.

Vessey Road, Worksop

Lounge

A bright and welcoming reception room featuring a front facing double glazed window, central heating radiator and a feature fireplace.

Dining Room

Situated to the rear of the property, the dining room benefits from patio doors opening directly onto the garden, allowing plenty of natural light and also benefiting from a central heating radiator.

Kitchen

Fitted with a range of wall and base units with

complementary worksurfaces, incorporating an integrated oven with hob. Additional features include plumbing for washing machine, a rear facing double glazed window and a rear entrance door providing direct access to the garden.

Landing

Providing access to all first floor accommodation

Bedroom One

A well proportioned double bedroom featuring built in wardrobes, a central heating radiator and a front facing double glazed window.

Bedroom Two

Another spacious double bedroom with built in wardrobes, a central heating radiator and a rear facing double glazed window.

Bedroom Three

A comfortable third bedroom with a rear facing double glazed window and central heating radiator.

Shower Room

Fitted with a three piece suite comprising a shower, WC, wash hand basin and a front facing double glazed window.

Exterior

To the front of the property is a driveway providing off street parking.

To the rear a fenced and enclosed garden mainly laid to lawn with a paved patio seating area.

Disclaimer

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.



view this property online williamhbrown.co.uk/Property/WKS115650



welcome to

Vessey Road, Worksop

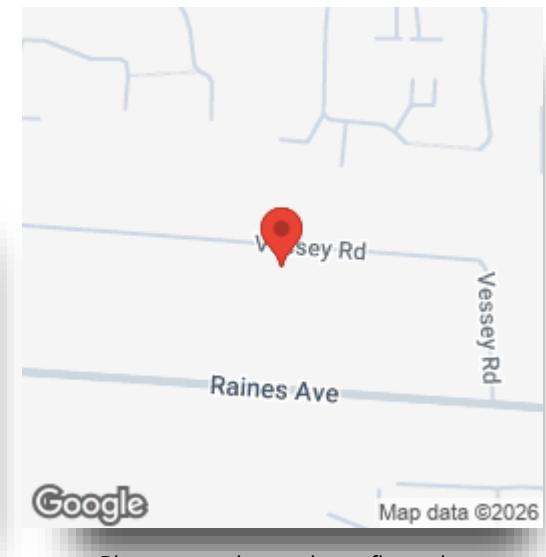
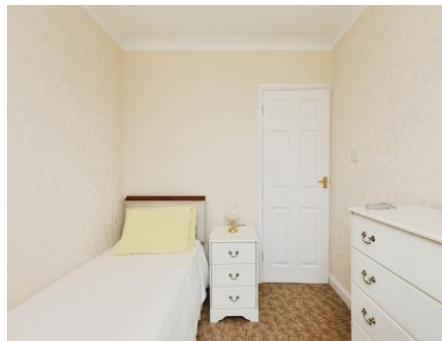
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedroom semi detached home
- Offered for sale with no upward chain

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

guide price

£135,000



view this property online williamhbrown.co.uk/Property/WKS115650

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.



Property Ref:
WKS115650 - 0002

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