



9 Peacock Crescent,
Clifton, NG11 8EP

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****Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited****

This semi detached home provides accommodation arranged over two floors including; an entrance hall, a lounge/dining room, a second reception room overlooking the rear garden, a kitchen, a lobby, and a shower room on the ground floor, with the first floor landing giving access to three bedrooms, and the bathroom.

Benefiting from gas central heating, and double glazing, the property has an enclosed garden to the rear, a further garden to the front, and a driveway providing off road parking.

Ideally situated for access to the Queens Medical Centre, East Midlands Airport and East Midland Parkway train station, the property is within easy reach of Nottingham City Centre and a wealth of local facilities, including shops, doctors, dentist and a leisure centre.

Viewing is recommended.

By Auction £160,000





ACCOMMODATION

The UPVC entrance door at the front of the property opens to the entrance hall. From here, stairs rise to the first floor, and there are doors opening to the lounge/dining room, the ground floor shower room, and the lobby. The lobby has a door leading out to the side, a fitted work surface, an understairs storage cupboard, and a door into the kitchen.

Fitted with a range of wall and base units with work surfaces over, the kitchen has a stainless steel sink and drainer unit, space and plumbing for a washing machine, and space for an electric cooker. There is a window to the rear, a storage cupboard, and a door opening to the lounge/dining room.

The lounge/dining room has a window to the front, a feature fireplace, and glazed double doors opening to a further reception room, which overlooks the rear garden, and has a door opening out.

The ground floor accommodation is completed by the shower room, which is fitted with a tiled shower area, a wc, and a wash hand basin.

On reaching the first floor, the landing has an airing cupboard, and doors opening to three bedrooms (two with a built in storage cupboards), and the bathroom, which is fitted with a bath, and a wash hand basin.

OUTSIDE

At the front of the property there is gated access to the driveway, which provides off road parking. There is a lawned garden adjacent, access to the entrance door, and a pathway leading to the side and rear.

The rear garden includes a patio seating area and a lawned area. Timber fence enclosed, the garden houses a timber storage shed.

Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2024/2025 £1,686.46.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

Auction Notes

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows 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. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangement

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

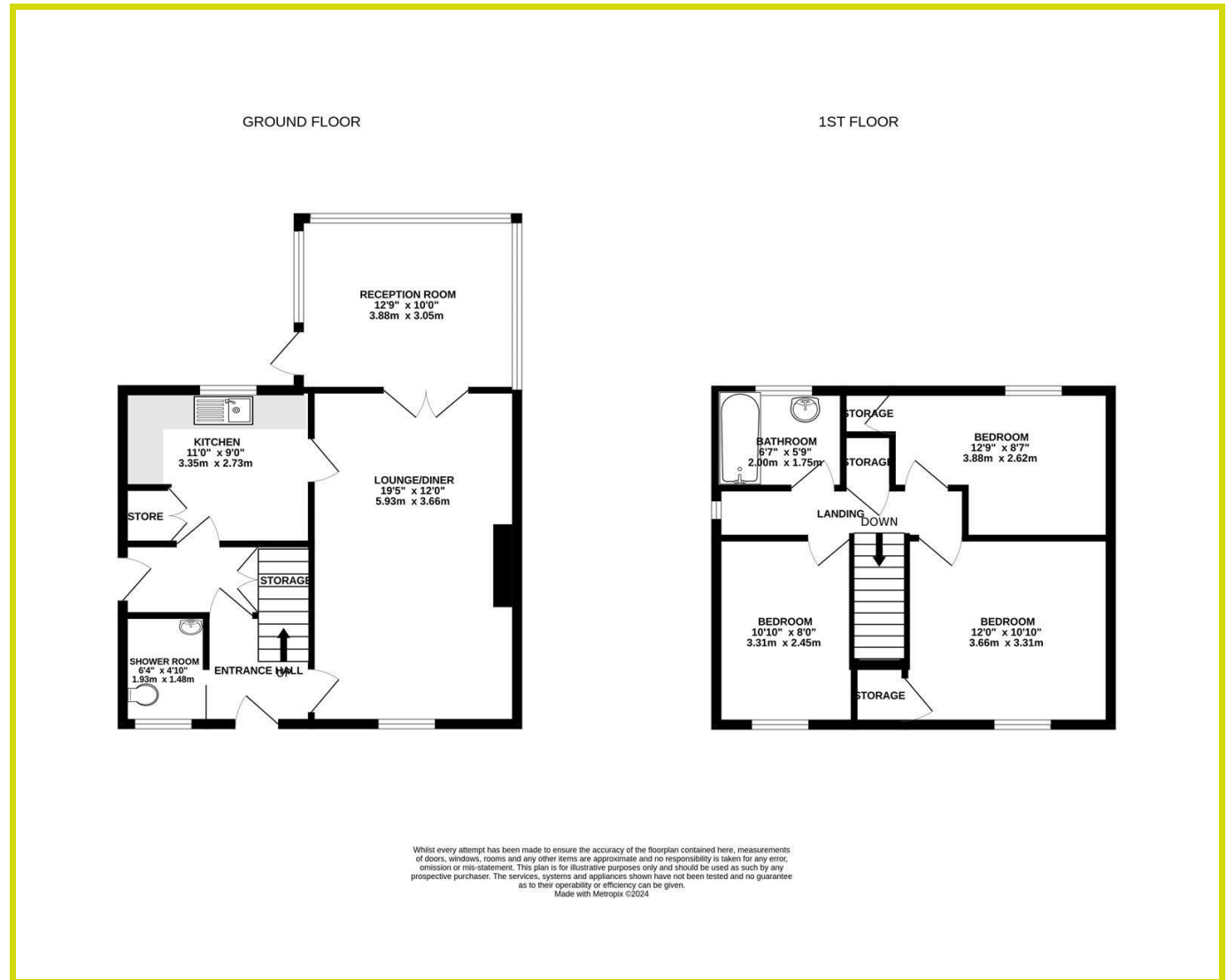
DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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