



124 Cross Row, Stanton Hill NG17 3HE

Price Guide £40,000

To be sold by Online Auction (unless sold previously by private treaty) on Thursday 15th August 2024.

A traditional two storey mid town house in need of modernisation offering excellent potential for future re-sale/renting once improved.

- LOT 1
- Two reception rooms
- Kitchen and ground floor bathroom
- Two double bedrooms
- Close to local amenities

DESCRIPTION AND SITUATION

A traditional, two storey mid town house requiring modernisation but offering excellent potential for future renting or re-sale once improved.

The property is situated within an established, residential location and is in an area where there is consistent demand for rented accommodation and low levels of available stock on the rental market. The property will, therefore, be of immediate interest to the speculator or investor.

The property gains easy access onto the High Street where there are various shops catering for everyday needs as well as a Co-operative Supermarket. It lies within a 2 miles radius of Sutton in Ashfield town centre with all of its facilities.

AUCTIONEERS NOTE

The suspended timber floor to the front living room is affected by timber decay/wood boring insect. All those inspecting the property must exercise due diligence and do so at their own risk without liability to the Auctioneer or the Vendor.

ACCOMMODATION

The accommodation with approximate room sizes may be more fully described as follows:

FRONT LIVING ROOM 12'5" x 10'7" (3.8 x 3.23)

Double glazed window, central heating radiator and staircase giving access to the first floor accommodation.



LOBBY

With door giving access to the cellar.

REAR LIVING ROOM 12'6" x 10'11" (3.82 x 3.35)

Double glazed window and central heating radiator.



KITCHEN 6'8" x 6'4" (2.05 x 1.95)

Equipped with stainless steel single drainer sink unit.

**REAR ENTRANCE VESTIBULE**

With central heating radiator.

BATHROOM/W.C 6'11" x 6'3" (2.11 x 1.93)

Equipped with a bath, wash hand basin, W.C., central heating radiator and double glazed window.

**FIRST FLOOR:****LANDING****BEDROOM 12'5" x 10'7" (3.8 x 3.23)**

Double glazed window and central heating radiator.



BEDROOM 12'7" x 11'0" (3.85 x 3.36)

Double glazed window taking advantage of a pleasant open aspect to the rear. Cupboard containing the gas boiler. Central heating radiator.

**OUTSIDE**

The property is flush fronted to the pavement. To the rear of the property there is a yard plus small garden and an attached brick built store.

**TENURE**

Freehold. Vacant possession on completion.

VIEWING

Arranged with pleasure by the Sole Selling Agents.

SERVICES

All main services are available and connected. Drainage is to the main sewer.

COUNCIL TAX - BAND A

METHOD OF SALE

The property will be sold by Online Auction (unless sold previously by Private Treaty). Full information regarding the Online Auction process is available on our website www.wabarnes.co.uk. In order to bid on this Lot interested parties must follow the registration procedures.

Interested parties should note that our On Line Auctions are Traditional Auctions (not to be confused with "Modern Method of Auctioneering"). The fall of the hammer creates a binding contract. There is no reservation fee payable on the part of the buyer.

GUIDE PRICE

An indication of the sellers current minimum acceptable price at auction. The guide price or a range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual but not always the case that a provisional reserve range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time upto the day of auction in the light of interest shown during the marketing period, a guide price is issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall or as a single figure. The reserve price would not normally be higher than the guide price. A guide price is different to a reserve (see below). Both the guide price and reserve price can be subject to change upto and including the day of the auction.

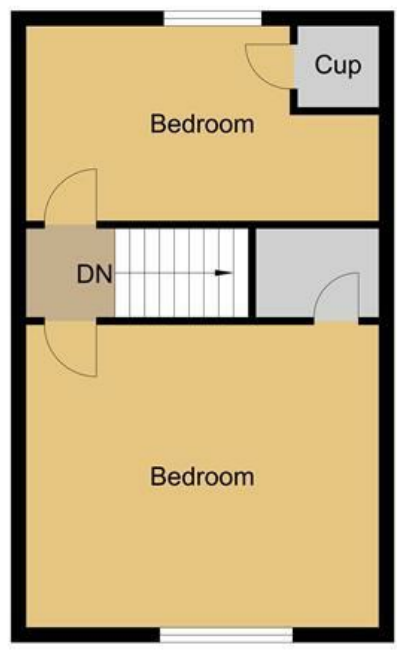
RESERVE PRICE

This is the sellers minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. This is the sellers minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer.

Cross Row, Stanton Hill



Ground Floor



First Floor

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

