



26 Thoresby Crescent, Stanton Hill NG17 3GU

Guide Price £100,000

To be sold by Public Online Auction (unless sold previously by Private Treaty) Thursday 23rd January 2025. A well proportioned traditional semi detached home in need of refurbishment but with excellent potential for an onward sale, occupation or renting once improved.

- LOT 2
- Separate dining room
- Woodland aspect at rear
- Enormous potential
- Three excellent bedrooms
- Off street parking
- Through lounge
- Scope to create fourth bedroom

DESCRIPTION AND SITUATION

An excellent opportunity to purchase a well proportioned, traditional semi detached house requiring modernisation and improvement but with excellent potential for onward sale, occupation or renting once improved.

The property provides a practical layout. On the ground floor there is a spacious through lounge plus separate dining room. To the first floor there are two double bedrooms plus an extremely good sized third bedroom. The master bedroom has windows to two elevations and is capable of sub division to create a fourth bedroom if required.

The property enjoys a pleasant aspect across woodland to the rear. A driveway provides off street parking and there is potential to create additional parking in the forecourt if needed.

The property gains easy access onto the High Street where there are various shops catering for everyday needs. It is in an area where demand for rented accommodation outstrips supply.

ACCOMMODATION

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

ENTRANCE HALL

With staircase giving access to the first floor accommodation.

DINING ROOM 10'4" x 10'0" (3.15 x 3.05)

Double glazed window and central heating radiator.



KITCHEN 11'8" x 7'3" (3.57 x 2.23)

In need of refurbishment. Equipped with stainless steel single drainer sink unit plus plumbing for washer and central heating radiator.



THROUGH LOUNGE 10'6" x 17'10" (3.21 x 5.44)

Gas fire with concealed back boiler, double glazed windows to two elevations.
Two central heating radiators.

**REAR PORCH**

With integral W.C leading off.

FIRST FLOOR:**LANDING**

BEDROOM 10'11" x 17'8" (3.35 x 5.41)

Double glazed windows to front and rear elevation. Central heating radiator. Auctioneers note: This property is considered to be suitable for sub division to create a fourth bedroom if needed.

**BEDROOM 11'6" x 9'11" (3.52 x 3.04)**

Double glazed window, in built storage cupboard and central heating radiator.

**BEDROOM 8'5" x 7'6" (2.58 x 2.3)**

An excellent sized third bedroom with double glazed window, central heating radiator.



SHOWER ROOM/W.C 5'11" x 4'5" (1.81 x 1.35)

Electric shower, sealed floor, wash hand basin, W.C. Full height tiling to the walls. Double glazed window and central heating radiator.

**OUTSIDE**

To the front of the property there is a driveway providing off street parking. The forecourt has potential to create further parking if needed. The rear gardens are level and adjoin open woodland.

**TENURE**

Freehold. Vacant possession on completion.

VIEWING

Arranged with pleasure by the Sole Selling Agents.

SERVICES

All main services are available. Drainage is to the main sewer. Thoresby Crescent is an adopted highway repairable at the public expense.

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

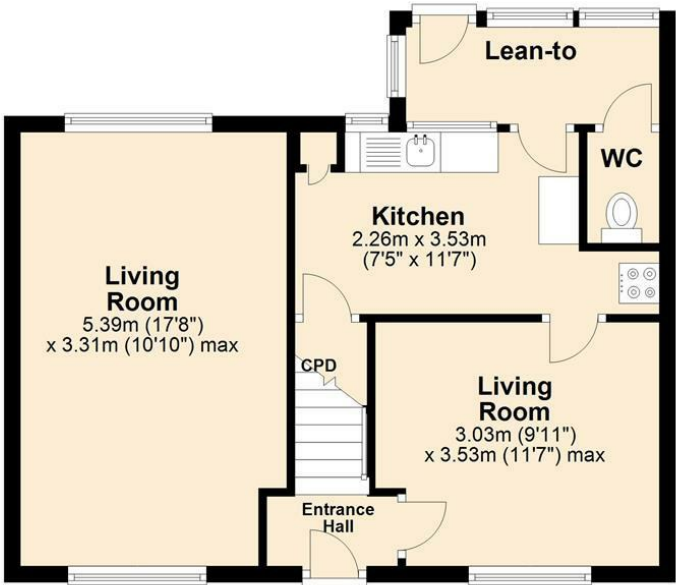
An indication of the sellers current minimum acceptable price at auction. The guide price or a range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual but not always the case that a provisional reserve range is agreed between the seller and auctioneer 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.

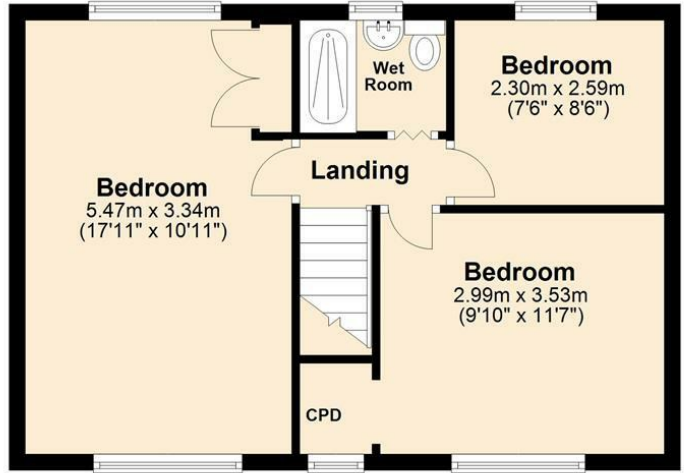
Ground Floor

Approx. 47.2 sq. metres (508.2 sq. feet)



First Floor

Approx. 43.1 sq. metres (464.4 sq. feet)



Total area: approx. 90.4 sq. metres (972.6 sq. feet)

Kristine Princa
Plan produced using PlanUp.

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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(82 plus) A		
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
			84				
			56				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	