



35 Westfield Lane, Mansfield NG18 1TD

Guide Price £70,000

SOLD BY ON LINE AUCTION THURSDAY 17TH APRIL 2025 FOR £72,000

A traditional, two storey end town house in need of full modernisation, refurbishment and upgrading but offering excellent potential for future renting when improved.

- Lot 3
- Convenient central location
- Two reception rooms
- Good sized kitchen
- Three bedrooms
- Ideal for speculator/builder/investor

DESCRIPTION AND SITUATION

A traditional, bay fronted, two storey end town house in poor condition requiring comprehensive modernisation, refurbishment and upgrading.

Whilst in need of modernisation, the property will offer excellent potential for the rental market once improved being situated in an area where there is consistent demand for rented accommodation and relatively low availability.

The property enjoys a highly convenient setting within walking distance of Mansfield Town Centre with all of its facilities.

AUCTIONEERS NOTE

Interested parties should be aware that certain floors on the ground floor are rot affected and represent a significant safety risk. All those inspecting the property do so entirely at their own risk without liability to the Vendor or the Auctioneer.

ACCOMMODATION**GROUND FLOOR:****PORCH****ENTRANCE HALL****FRONT LIVING ROOM 13'5" x 13'9" into bay (4.1 x 4.21 into bay)****REAR LIVING ROOM 12'10" x 11'7" (3.92 x 3.54)**

KITCHEN 12'0" x 7'6" (3.67 x 2.29)**FIRST FLOOR:****LANDING****BEDROOM 18'10" x 11'11" (5.76 x 3.65)**

With two windows to the front elevation offering potential to partition and create a fourth bedroom if required.

**BEDROOM 11'8" x 8'2" (3.57 x 2.49)****BEDROOM 7'9" x 7'2" (2.37 x 2.2)**

BATHROOM/W.C 7'3" x 4'8" (2.21 x 1.43)**OUTSIDE**

To the front of the property there is a shallow forecourt. There are gardens at the rear of the property.

**TENURE**

Freehold. Vacant possession on completion.

VIEWING

Arranged with pleasure by the Sole Selling Auctioneers.

SERVICES

Mains water, gas, electricity and drainage are available on Westfield Lane. Westfield Lane 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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

