



Rosemere Lowmoor Road, Kirkby in Ashfield NG17 7JF

Guide Price £80,000

SOLD BY ON LINE AUCTION THURSDAY 17TH APRIL 2025 FOR £109,000

A substantial, traditional semi detached home in need of refurbishment, upgrading and internal replanning to add value. Excellent potential for renting, re-sale or occupation once improved.

- Lot 4
- Well proportioned accommodation
- Lounge plus separate dining room
- Good sized kitchen plus utility room
- Two double bedrooms
- Large wet room
- Ample parking

DESCRIPTION AND SITUATION

The sale of this well proportioned, traditional, semi detached home will be of immediate interest to the builder, speculator, investor or owner occupier looking for a "property with potential".

The property offers generous living accommodation with two separate reception rooms and there is a larger than average kitchen. To the first floor there are two double bedrooms plus a large wet room/W.C.

The rear bedroom features windows to both front and rear elevations and we consider that this therefore offers excellent potential to partition and create a new bathroom in addition to a single bedroom. The existing, large wet room could then be converted back to a further double bedroom.

The property is constructed of rendered brickwork beneath a multi pitched roof which has been recovered in slate.

The property gains excellent access into Kirkby in Ashfield town centre with all of its facilities. The Sutton Parkway railway station is located further down Lowmoor Road and provides a direct rail link to Worksop/Mansfield/the city of Nottingham via the Robin Hood Railway Line. The property is well placed for fast access to the A38 which, in turn, leads to both Mansfield and Junction 28 of the M1 Motorway.

ACCOMMODATION

The accommodation comprises:

GROUND FLOOR:

ENTRANCE HALL

With staircase giving access to the first floor accommodation plus under stairs storage cupboard.

LOUNGE 12'0" x 10'11" plus bay (3.66 x 3.33 plus bay)

Double glazed bay window. Central heating radiator.

REAR DINING ROOM 13'10" x 12'0" (4.23 x 3.66)

Gas fire set within a reconstituted stone fireplace. Double glazed windows to both front and rear elevations. Central heating radiator.

KITCHEN 12'1" x 9'1" (3.69 x 2.78)

A large kitchen equipped with base units and single drainer sink unit, double glazed window and central heating radiator.

UTILITY ROOM 5'11" x 4'10" (1.82 x 1.49)

Wall mounted gas condensing combination boiler. Plumbing for washer.

REAR PORCH 8'3" x 5'0" (2.54 x 1.53)

Patio door to rear gardens.

W.C

Equipped with low level W.C.

FIRST FLOOR:

LANDING

Double glazed window and central heating radiator.

BEDROOM 12'0" x 13'11" (3.68 x 4.26)

Double glazed window to both front and rear elevation offering excellent potential to partition and create a bathroom with a single bedroom.

BEDROOM 11'10" x 10'11" (3.63 x 3.34)

Double glazed window and central heating radiator.

WET ROOM/W.C 12'1" x 9'0" (3.7 x 2.76)

With sealed floor, plumbed in shower, wash hand basin, W.C. Capable of being converted back to a large double bedroom.

OUTSIDE

A tarmacadam forecourt provides ample off street parking. There is a narrow driveway that runs down the left hand side of the property. The rear gardens are level and are in need of attention.

ADDITIONAL OUTSIDE PHOTOS**TENURE**

Freehold. Vacant possession on completion.

SERVICES

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

VIEWING

Arranged with pleasure by the Sole Selling Auctioneers.

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

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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.

