



20 Camelot Street, Ruddington, NG11 6AN

Price Guide £170,000



Marriotts





# 20 Camelot Street Ruddington, NG11 6AN

- Three bedrooms
- Off-street parking
- Modern kitchen & bathroom
- Desirable location
- Lounge & dining room
- Enclosed lawned rear garden

**\*\*FOR SALE BY ONLINE AUCTION Auction Date - 16th of October \*\* GUIDE PRICE £170,000\*\* MORTGAGE BUYERS WELCOME\*\* PRE-AUCTION OFFERS CONSIDERED\*\* AUCTION PACK AVAILABLE ON REGISTRATION\*\*** A very well presented mid-terraced house on the edge of a very popular village for sale with NO UPWARD CHAIN! Three bedrooms, off-street parking, two reception rooms, modern kitchen and bathroom! In addition to being just a short drive to West Bridgford and the city, the A453 is also easily accessible, leading to the M1 and East Midlands Airport!



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## **Lounge**

With UPVC double glazed front door and window, radiator and under-stair cupboard with door through to the dining room.

## **Dining Room**

Door and stairs leading to the first floor landing, UPVC double-glazed rear window and radiator.

## **Kitchen**

A range of wall and base units with granite effect worktops and stainless steel sink unit and drainer with tiled splashbacks. Electric cooker point, plumbing for a washing machine, wood style floor covering, radiator, UPVC double-glazed side door and window, and concealed Ideal combination gas boiler.

## **First Floor Landing**

Doors to both bedrooms and bathroom.

## **Bedroom 1**

Decorative cast iron fireplace, UPVC double glazed front window, radiator and picture rail.

## **Bedroom 2**

Decorative cast iron fireplace, UPVC double glazed rear window, radiator and over-stair wardrobe with loft access.

## **Bedroom 3**

With UPVC double glazed front window.



### Bathroom

Consisting of bath with chrome mains shower and tile surround, pedestal wash basin with tiled splashback and toilet. Radiator, slate tile effect floor covering, extractor fan and UPVC double-glazed rear window.

### Outside

To the front, the property has off-street parking. Shared side passage leads to a rear gate and, in turn, to the rear of the property. To the rear is an outside tap, LED floodlight, paved/graveled yard area, and stepping stones leading to the lawn with further paved seating area, gravel border, and enclosed with a fenced perimeter.

### Material Information

TENURE: Freehold

COUNCIL TAX: Rushcliffe - Band B

PROPERTY CONSTRUCTION: Solid brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: kitchen

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: no

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: not available.

ACCESS AND SAFETY INFORMATION: level access

### Auction Informtion

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor reserves the right to remarket the property, and the reservation fee will not be returned, they will then have a further 28 days to complete. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE.











Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

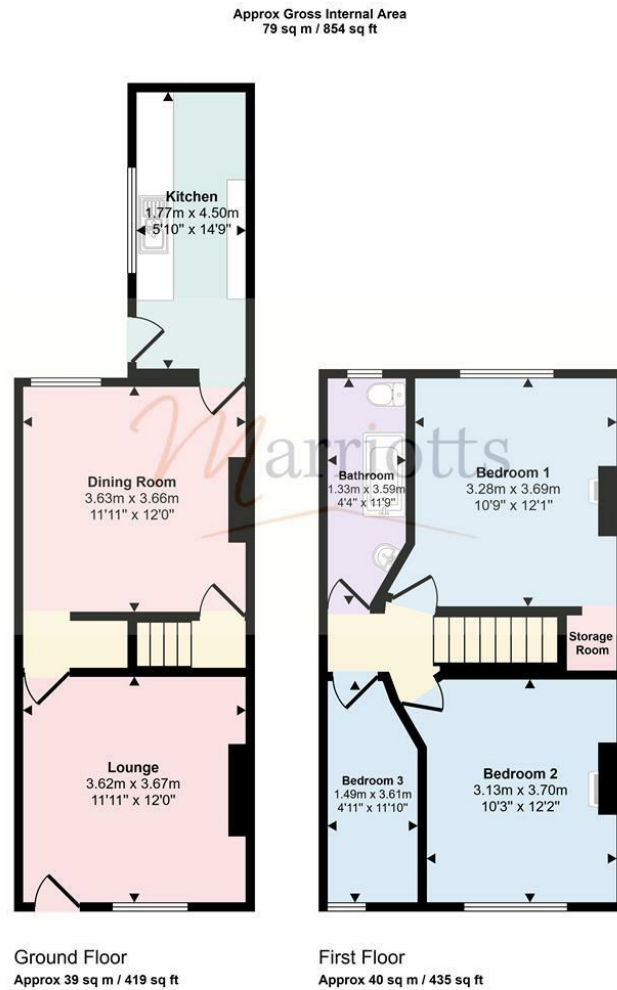
**\*\*Guide price** - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

**\*\*Reserve price** - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.










This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).