



Lynncroft
Eastwood NOTTINGHAM





Property Description

This two double bedroom mid terrace property is offered with no upward chain, located on Lynncroft which is ideally located in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links. In brief the internal accommodation comprises of a lounge, dining room and kitchen. To the first floor are two double bedrooms and a family bathroom. The property is both gas centrally heated via a back boiler and fully UPVC double glazed. The rear garden is fully enclosed and is laid to lawn. This property must be viewed to be fully appreciated.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Lounge

12' 2" Into recess x 11' (3.71m Into recess x 3.35m)

Situated to the front elevation , access through the front door with UPVC double glazed window radiator and carpet flooring.

Dining Room

12' 2" Into recess x 12' 1" (3.71m Into recess x 3.68m)

Situated to the rear elevation with a gas fire, double glazed window to the rear, radiator and carpet flooring with door leading to the kitchen.

Kitchen

5' 3" x 8' 2" (1.60m x 2.49m)

With matching wall and base units,sink and drainer unit, electric oven, with laminate flooring and door into the rear garden.

First Floor Landing

Allowing access to all the upper level.

Bedroom One

.12' 2" Into recess x 11' 2" (3.71m Into recess x 3.40m)

Situated to the front elevation with double glazed window, radiator and carpet flooring.

Bedroom Two

9' 3" Into recess x 12' 1" (2.82m Into recess x 3.68m)

Situated to the rear elevation with storage over the stairs and loft access, double glazed window and carpet flooring.

Bathroom

Situated to the rear elevation the family bathroom is a three piece suite comprising of , bath with electric shower over , W/C and pedestal wash hand basin with taps over, carpet flooring and an opaque frosted double glaze window.

Front

The front, the property stands proud on the street and slightly further back than the rest,

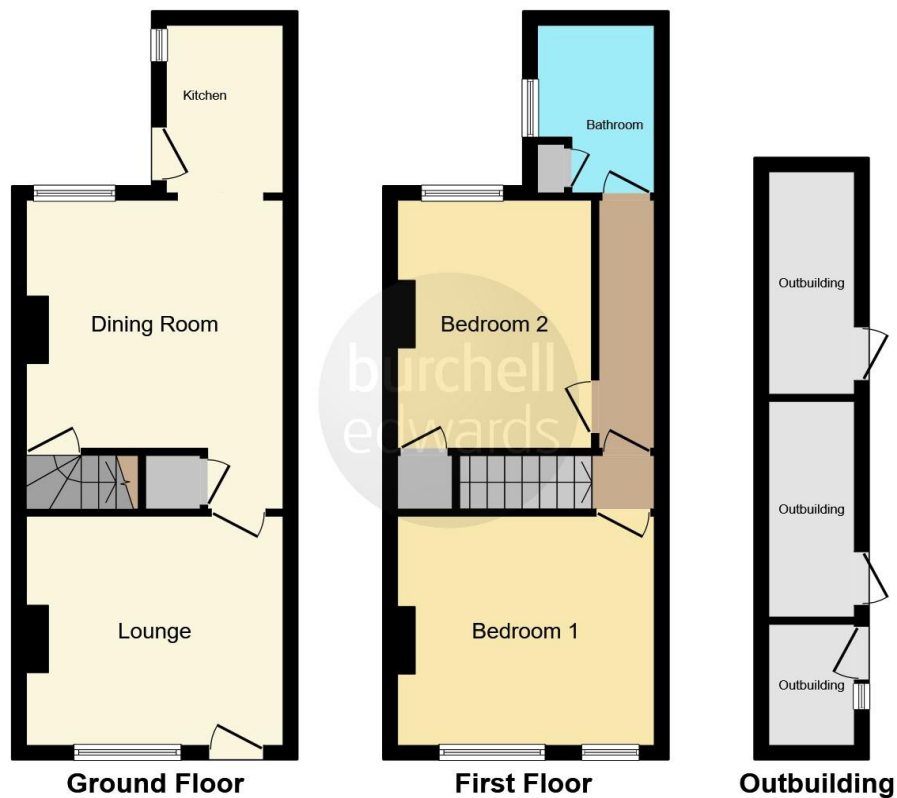
Rear

To the rear is a secured private garden with old coal sheds which now allow storage space in the garden, fenced boundaries with turfed lawn.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

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