



Nottingham Road
Selston Nottingham



Nottingham Road Selston Nottingham NG16 6DH

for sale guide price
£135,000



Property Description

We are pleased to present this beautifully presented three bedroom semi-detached property in the popular location of Selston. Nottingham road is located in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links. In brief the accommodation comprises of a lounge to the front, dining room and modern fitted kitchen leading to the rear garden. To the first floor are three bedrooms and a family bathroom. The property benefits from UPVC double glazed windows and gas centrally heated. Outside, the property has an enclosed garden which offers great space and there is also off road parking for vehicles down the side of the property separating the house and the garden. The 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 £300 inc VAT towards the preparation cost of the pack.

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' 1" x 10' 4" (3.68m x 3.15m)

The lounge is situated to the front elevation and accessed from the street via composite door, radiator, UPVC window and carpet flooring.

Diner

11' 2" x 12' 1" (3.40m x 3.68m)

The spacious dining room is situated through the lounge and has, radiator, two UPVC windows, large storage cupboard, laminate flooring and door into the kitchen.

Kitchen

13' x 7' 6" (3.96m x 2.29m)

The modern kitchen comprises of matching wall and base units with rolled counter tops, stainless steel sink and drainer, integrated oven and hob with extractor fan over, stylish tiled splash backs, boiler ((fitted 2022), vinyl flooring and door to the rear.

First Floor Landing

With access to all the upper level.

Bedroom One

.12' x 10' (3.66m x 3.05m)

This well sized double room has UPVC window, radiator and carpet flooring.

Bedroom Two

8' 9" x 6' 5" (2.67m x 1.96m)

This well sized double room benefits from a wardrobe over the stairs, UPVC window, radiator and carpet flooring.

Bedroom Three

7' 5" x 8' 9" (2.26m x 2.67)

This well sized bedroom has UPVC window, radiator and carpet flooring.

Bathroom

The family bathroom comprises of bath with mixer tap shower over, pedestal wash basin, low level w/c, chrome towel heater and frosted UPVC window.

Front

The property stands proud back from the road behind stones and has a path leading to the composite front door. To the side is access to get to the rear.

Rear

To the rear of the property is shared parking for vehicle between this property and next door before going through a gated access to the enclosed garden which benefits from turf and seating areas with fenced boundaries.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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