



Chewton Street  
Eastwood NOTTINGHAM





### Property Description

A three bedroom mid-terrace property in the popular location of Eastwood. Chewton Street is ideally located in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links. The property is ripe for renovation for a first home or long term investment. In brief the property comprises of a lounge, dining room, fitted kitchen and bathroom. To the first floor there is three bedrooms and a storage cupboard previously remembered as a shower. The property also has a secure rear garden with access to a brick built outbuilding. The property is both UPVC double glazed and gas centrally heated. Viewings are essential.

### 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' 3" x 10' 8" (3.73m x 3.25m)

Accessed via the front door with double glazed window to the front elevation, radiator and carpet flooring.

## Dining Room

12' 3" x 9' 3" (3.73m x 2.82m)

The dining room has a door leading to the stairs and into the kitchen, window to the rear elevation, radiator and carpet flooring.

## Kitchen

5' 9" x 11' ( 1.75m x 3.35m )

The kitchen comprises of matching wall and base units, sink and drainer unit, electric over with gas hobs , window to the side elevation and a boiler cupboard.

## Bathroom

The three piece suite comprises of a bath with shower , low level w/c and pedestal wash hand basin.

## Bedroom One

.15' 6" x 9' 2" (4.72m x 2.79m )

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

## Bedroom Two

10' 8" x 8' ( 3.25m x 2.44m )

Situated to the rear elevation with carpet flooring radiator and window to the rear elevation.

## Bedroom Three

Situated to the rear elevation with carpet flooring, radiator and window to the rear elevation.

## Front

The front of the property stands well and is accessed straight through the front door leading to the lounge.

## Rear

The rear of the property is low maintenance with a small lawned area, rear garden gate leading to the old coal sheds.









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](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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**EPC Rating: E**

**Tenure: Freehold**

**view this property online [burchelledwards.co.uk/Property/EWD206306](http://burchelledwards.co.uk/Property/EWD206306)**



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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