



Chapel Street
Eastwood Nottingham

burchell
edwards



Property Description

A two double bedroom end of terrace home in the popular location of Eastwood offered with NO UPWARD CHAIN. Chapel Street is in close proximity to a wide range of amenities including shops, schools, bus routes and road links including the M1 and A610. In brief the accommodation comprises of lounge, dining room that has stairs leading up to the first floor and a fitted kitchen on the ground floor. To the first floor are two double bedrooms and a fitted three piece suite bathroom. The property is both double glazed and gas centrally heated. Ideal first time buy or investment. Viewing 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

11' 10" into recess x 11' 6" max (3.61m into recess x 3.51m max)

UPVC double glazed window to front elevation, wall mounted electric fire and door leading into:

Dining Room

12' 3" max x 11' 10" max (3.73m max x 3.61m max)

UPVC double glazed window to rear elevation, fireplace (with gas fire, surround and hearth), central heating radiator, built-in under-stairs storage cupboard and stairs to first floor landing.

Kitchen

10' max x 6' 11" max (3.05m max x 2.11m max)

With a range of matching wall and base units, roll top work surfaces incorporating a stainless steel sink and drainer, integrated oven with four ring hob and space for further appliances. UPVC double glazed window to side elevation, central heating radiator and complementary tiling to splashback areas.

First Floor Landing

Providing access to:

Bedroom One

11' 11" into recess x 11' 5" max (3.63m into recess x 3.48m max)

UPVC double glazed window to front elevation with central heating radiator and carpet flooring.

Bedroom Two

12' 2" max x 8' 11" max (3.71m max x 2.72m max)

UPVC double glazed window to rear elevation with central heating radiator and carpet flooring.

Bathroom

Suite comprising of panelled bath with overhead electric shower, pedestal wash hand basin and low level flush W.C. UPVC obscure double glazed window to side elevation, central heating radiator and partly tiled walls.

Rear Garden

A courtyard style garden with paved patio, fencing to boundaries and side gated access.









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

To view this property please contact Burchell Edwards on

T 01773 715454
E eastwood@burchelledwards.co.uk

134 Nottingham Road Eastwood
NOTTINGHAM NG16 3GD

EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD206610



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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