



Lynncroft
Eastwood Nottingham

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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, kitchen and family bathroom. To the first floor are two double bedrooms. The property is both gas centrally heated UPVC double glazed. The rear garden is fully enclosed and is laid to slabs. 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 £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

14' 6" x 10' 6" (4.42m x 3.20m)

The property is accessed via UPVC door to the front leading into the lounge where there is a double glazed window to the front elevation, laminate flooring, fireplace, a radiator, coving to the ceiling and door to the dining room.

Dining Room

12' 8" x 11' 3" (3.86m x 3.43m)

Having doubler glazed window to the rear elevation, door to the stairwell and opening to the kitchen.

Kitchen

8' 7" x 7' 2" (2.62m x 2.18m)

Having matching wall and base units with work surfaces over, inset stainless steel sink and drainer, cooker point, tiled splashbacks, tiled flooring, double glazed window to the side elevation and door to hall where there is a door to the bathroom.

Bathroom

Having a panelled bath, low level W.C and pedestal wash hand basin, tiled walls, tiled flooring and double glazed obscured window to the side elevation.

First Floor Landing

Having double glazed window to the side elevation and doors to the bedrooms.

Bedroom One

14' 6" x 10' 6" (4.42m x 3.20m)

Having two double glazed windows to the front elevation, carpet flooring, built-in wardrobes and a radiator.

Bedroom Two

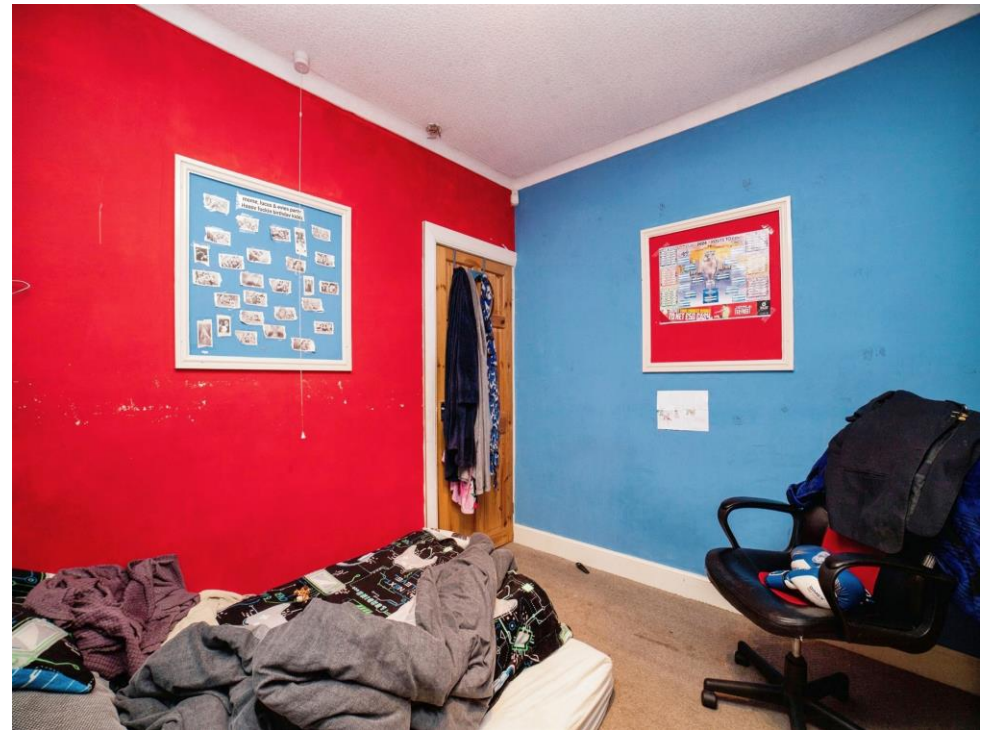
11' 3" x 10' 5" (3.43m x 3.17m)

Having a double glazed window to the rear elevation, carpet flooring and a radiator.

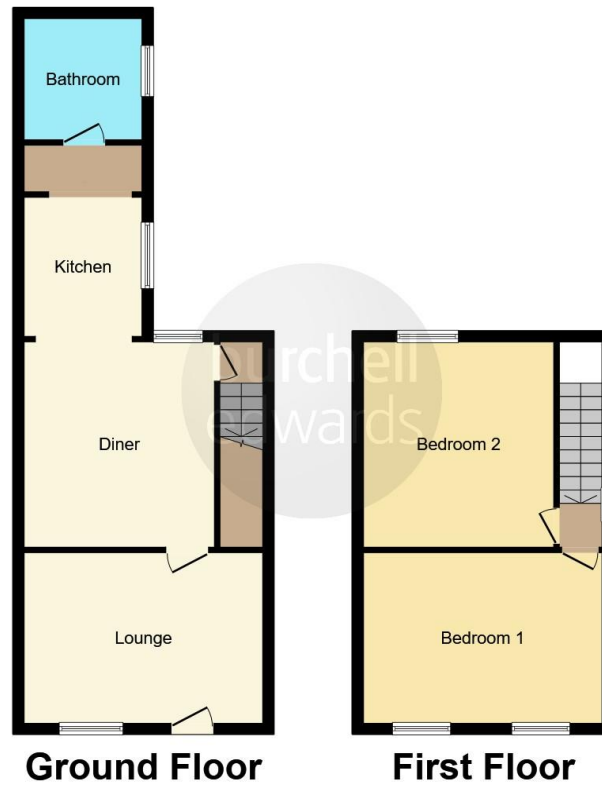
Rear

To the rear is a low maintenance garden with fenced and wall 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

To view this property please contact Burchell Edwards on

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EPC Rating: Awaited

Tenure: Freehold

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