



Frances Street
Brinsley NOTTINGHAM

Frances Street Brinsley NOTTINGHAM NG16 5BP

for sale guide price
£90,000



Property Description

A deceptively spacious two bedroom terraced property in the popular residential location of Brinsley. Frances street is a sought after location with country views from the rear close to local amenities and good road links. The accommodation briefly comprises, on the ground floor; Lounge, Dining room and kitchen to the rear and doors to the back garden. To the first floor is a landing with doors opening to the two bedrooms and bathroom. Outside, the property is set back from the road with a small frontage and to the rear is an enclosed garden with rural views and also benefitting from outside storage shed and utility room. An early internal inspection is essential to fully appreciate the accommodation on offer.

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

11' x 10' 9" (3.35m x 3.28m)

Accessed via wooden door leading into the lounge where there is laminate flooring, feature brick wall, electric fireplace with tiled surround, a radiator and door to a small passageway with stairs off to the first floor and door to the dining room.

Dining Room

11' x 11' (3.35m x 3.35m)

Having laminate flooring, a radiator, window to the rear elevation and door to inner hall.

Inner Hall

Having door to the side leading out to the rear garden and opening to the kitchen.

Kitchen

11' 1" x 5' 9" (3.38m x 1.75m)

Having matching wall and base units with work surfaces over, inset stainless steel sink and drainer with mixer tap over, splashback tiles, tiled effect vinyl flooring and window to the side elevation.

First Floor Landing

Having doors off to the bedrooms.

Bedroom One

12' 4" into recess x 11' (3.76m into recess x 3.35m)

Having double glazed window to the rear elevation, laminate flooring, over stairs storage cupboard, a radiator and door leading to the bathroom.

Bathroom

Having a panelled bath, low level W.C, pedestal wash hand basin, laminate flooring, double glazed obscured window to the rear elevation and a radiator.

Bedroom Two

12' 4" into recess x 10' 9" (3.76m into recess x 3.28m)

Having laminate flooring, a radiator and double glazed window to the front elevation.

Front

To the front of the property is a small gravelled area with fenced boundary.

Rear

To the rear the garden is mainly gravelled with steps up to a paved area and fenced boundaries.

Agents Note

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.









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: E Council Tax
 Band: A

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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