



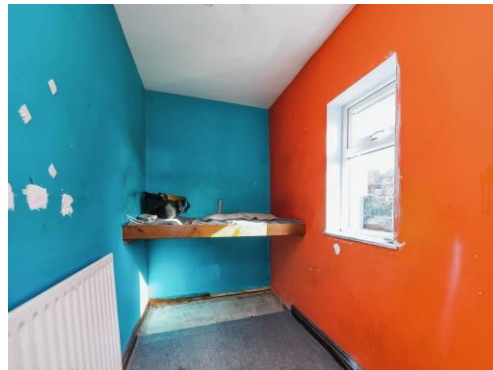
Pool Close  
Pinxton NOTTINGHAM





# Pool Close Pinxton NOTTINGHAM NG16 6LL

for sale guide price  
**£100,000**



## Property Description

This two bedroom end-terraced property is offered with no upward chain and a substantial plot. Situated in the ever so popular location of Pinxton, Pool close is in close proximity to a wide variety of school, shops, bus routes and major road links. In brief the property comprises of a lounge, kitchen, dining room, small utility area. to the first floor is two well proportioned bedrooms and family bathroom. To the outside of the property is a substantial plot to the front and side and is mainly laid to turf, to the rear is off road parking and access into kitchen. This property needs to be viewed to see it full potential, call us today to arrange your viewing!

## 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

12' 5" x 11' 11" Plus bay ( 3.78m x 3.63m Plus bay)  
situated to the front elevation with a window,  
radiator and carpet flooring.

## Dining Room

8' 10" x 5' 6" ( 2.69m x 1.68m )  
Situated in the extended part of the property  
with vinyl flooring , french doors to the garden  
and doors into the utility and study.

## Kitchen

15' x 9' ( 4.57m x 2.74m )  
Situated to the rear elevation and comprises  
of a wide variety of wall and base units with  
counter tops over , sink and drainer unit ,  
window to the rear elevation and doors to the  
lounge.

## Utility Room

5' 10" x 4' ( 1.78m x 1.22m )  
Accessed off the dining area , the small utility  
homes the boiler and allows a space for the  
washer and dryer.

## Study

10' 2" x 5' 4" ( 3.10m x 1.63m )  
Situated in the extension and off from the  
dining area with vinyl flooring, radiator and  
window,

## First Floor

### Landing

With carpet flooring and allowing access to all  
the rooms on the first floor.

### Bedroom One

15' 5" x 8' 9" ( 4.70m x 2.67m )  
Situated to the front elevation with a window,  
radiator and carpet flooring.

### Bedroom Two

12' 1" x 7' 6" ( 3.68m x 2.29m )  
situated to the rear elevation with a window,  
storage cupboard, radiator and carpet  
flooring.

### Bathroom

The family bathroom comprises of a bath and  
shower cubicle, low level W/C and wash hand  
basin with taps over , Window to the rear and  
laid with vinyl flooring.

## Outside

### Front

The front of the property sits back from the  
road with ample space to the front and side  
allowing a front garden laid to lawn and side  
lawned and decked area.

### Rear

To the rear of the property there is space to  
park off road and it is laid to hard standing.







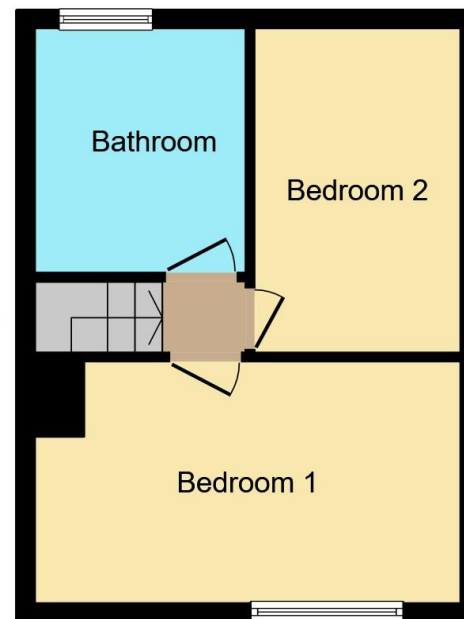








**Ground Floor**



**First Floor**

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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134 Nottingham Road Eastwood  
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**EPC Rating: D**

**Tenure: Freehold**

**view this property online [burchelledwards.co.uk/Property/EWD206921](http://burchelledwards.co.uk/Property/EWD206921)**



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