



Albert Avenue
Jacksdale NOTTINGHAM

Albert Avenue Jacksdale NOTTINGHAM NG16 5LD

for sale guide price
£80,000



Property Description

A two bedroom semi-detached property in the ever so popular location of Jacksdale. Albert Avenue is closely situated to close proximity to wide variety of local amenities such as; shops, schools, bus routes and major road links. The internal accommodation briefly comprises of entrance lounge, dining room and kitchen to the rear. To the first floor there is two double bedrooms and the family bathroom suite. To the front, the property sits back from the road with a low built wall and side access to the rear. The rear garden benefits from flower beds, hard standing and lawn with a garden shed. This property needs to be viewed to fully appreciate everything it has to 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' 10" x 11' 10" Max (3.61m x 3.61m Max)

With a UPVC double glazed window to the front, electric cupboard, feature fire place, ceiling light and door to the dining room.

Dining Room

12' 3" x 12' (3.73m x 3.66m)

With a UPVC double glazed window to the rear, door to the under stair store cupboard, door granting access to the stairs, ceiling light, radiator, vinyl flooring and door leading into the kitchen.

Kitchen

14' 8" x 7' 3" (4.47m x 2.21m)

A fitted kitchen with matching wall and base units with complementary work surfaces over. With an inset sink and drainer unit with mixer tap over, tiling to the splash backs and space for a free standing oven. With space and plumbing for a washing machine and space for a free standing fridge freezer. With UPVC windows to the rear and side as well as a door leading out to the garden.

First Floor Landing Bedroom One

.12' x 11' 11" Into recess (3.66m x 3.63m Into recess)

With UPVC windows to the side and the front, radiator, ceiling light, carpet flooring and door leading to a handy storage cupboard.

Bedroom Two

12' 2" x 8' 10" (3.71m x 2.69m)

With a UPVC double glazed window to the rear, radiator, ceiling light and carpet flooring.

Bathroom

A fitted suite comprising of a W/C, bath with electric shower over, vanity unit, storage cupboard, partly tiled walls, vinyl flooring and a UPVC double glazed window to the side.

Front

To the front, the property sits back from the road with a low built wall as well as having side access to the rear.

Rear

To the rear, you will find a good sized rear garden which benefits from flower beds, hard standing and lawn with a garden shed.









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: D

Tenure: Freehold

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