



Hampden Street  
Giltbrook Nottingham





# Hampden Street Giltbrook Nottingham NG16 2FQ

for sale guide price  
**£190,000**



## Property Description

A well presented detached bungalow in the heart of Giltbrook. Hampden street is in close proximity to wide variety of shops, schools , bus routes, Giltbrook retail park and major road links. In brief the property comprises of an entrance hallway, two double bedrooms , lounge diner , kitchen and stairs leading to the first floor. to the first floor is another room allowing ample opportunity along with storage room to the rear. Outside the property stands proud from the road , with off road parking , detached garage and fully secure low maintenance rear garden. This property needs to be viewed to fully appreciate what 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.

## Ground Floor

### Entrance Hall

Accessed via a door to the front with access to the lounge and a bedroom. With a further hall giving access to the bathroom and another bedroom. With a storage cupboard and stairs leading to the loft room.

### Reception Room/Bedroom

10' 3" x 10' 2" ( 3.12m x 3.10m )  
With a double glazed bay window to the front, radiator and carpet flooring.

### Lounge Diner

20' 4" Max x 10' 1" Max ( 6.20m Max x 3.07m Max )

### Lounge Area

With a double glazed bay window to the front, radiator and carpet flooring.

### Dining Area

With a double glazed window to the side, radiator, carpet flooring and a door leading to the kitchen.

### Kitchen

13' 2" Max x 9' Max ( 4.01m Max x 2.74m Max )  
A fitted kitchen with base units with complementary work surfaces over with an inset sink and drainer unit with a mixer tap over. With space and plumbing for a washing machine, space for a free standing fridge freezer and a built-in electric oven. With a two double glazed windows to the rear and a door to the side.

### Bathroom

A four piece suite comprising of a shower cubicle, bath, low level W/C and pedestal sink. With tiling to the walls and a double glazed obscure window to the side.



## Bedroom

10' 1" x 8' 11" ( 3.07m x 2.72m )

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

## First Floor

## Loft Room

16' Max x 8' 7" Max ( 4.88m Max x 2.62m Max )

With a double glazed window to the front and carpet flooring.

## Outside

## Front

To the front of the property you will find a path leading to the front door. There are also gates which grant access to driveway as well as a gate leading to the rear.

## Rear

To the rear you will find a low maintenance garden offering a patio seating area, summer house and garden shed.



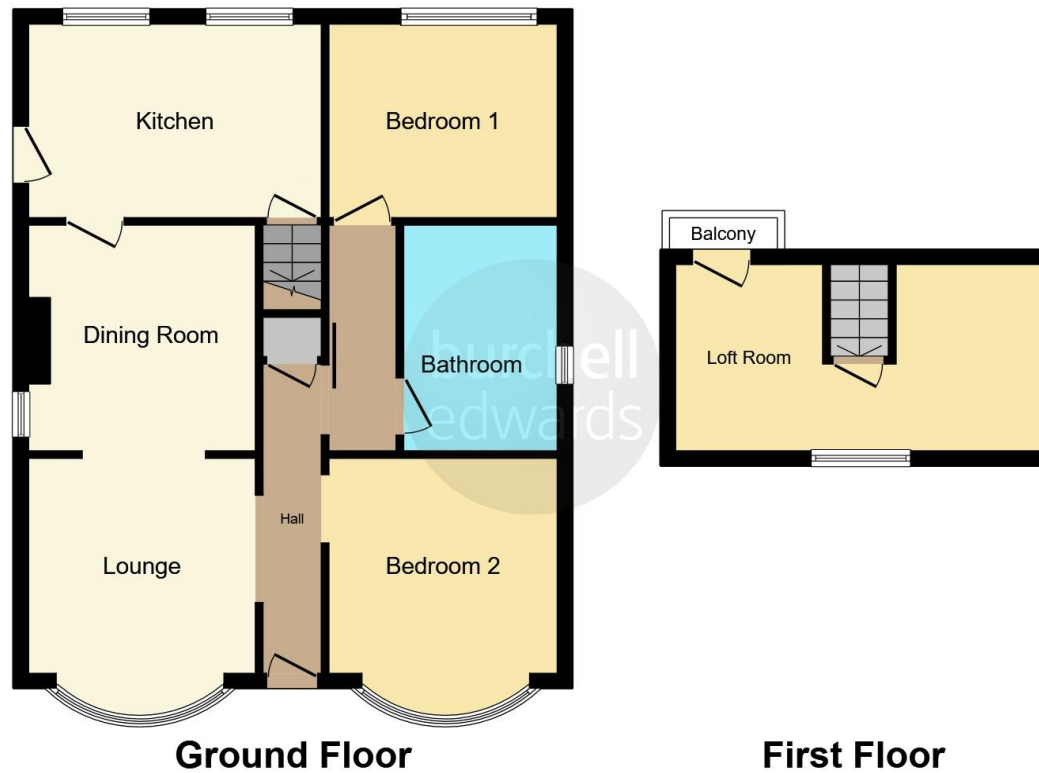












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

**T 01773 715454**  
**E [eastwood@burchelledwards.co.uk](mailto:eastwood@burchelledwards.co.uk)**

134 Nottingham Road Eastwood  
 NOTTINGHAM NG16 3GD

**EPC Rating: E**

**Tenure: Freehold**

**view this property online [burchelledwards.co.uk/Property/EWD206965](http://burchelledwards.co.uk/Property/EWD206965)**



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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

**Property Ref: EWD206965 - 0003**