



Chewton Street
Eastwood Nottingham

burchell
edwards

Chewton Street Eastwood Nottingham NG16 3JR

for sale guide price
£130,000



Property Description

A two bedroom semi-detached property in the popular location of Eastwood. Chewton Street is ideally located in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links. The property is ripe for renovation for a first home or long term investment. In brief the property comprises of a lounge, dining room and fitted kitchen. To the first floor there is two bedrooms and a family bathroom. The property also has a secure rear garden with parking to the front and access to the detached garage. Viewings are essential to appreciate what the property 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 £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.



Ground Floor

Entrance Hall

Accessed via a door to the front with a door leading into the lounge and stairs leading to the first floor.

Lounge

13' 1" x 11' 5" (3.99m x 3.48m)

With a double glazed bay window to the front, fireplace, radiator, door leading into the dining room and carpet flooring.

Dining Room

13' 8" Max x 10' 9" (4.17m Max x 3.28m)

With a double glazed window to the rear, door leading out to the rear garden, radiator, access into the kitchen and carpet flooring.

Kitchen

.7' 4" x 6' (2.24m x 1.83m)

With wall and base units with complementary work surfaces over with an inset sink and drainer unit with mixer tap over. With a wall mounted boiler and a double glazed window to the rear.

First Floor

Landing

With doors to the two bedrooms and bathroom.

Bedroom One

13' 1" x 11' 5" (3.99m x 3.48m)

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

Bedroom Two

11' x 10' 2" (3.35m x 3.10m)

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

Bathroom

Fitted with a bath, W/C and wash hand basin. With a radiator and a double glazed obscure window to the rear.

Outside

Front

To the front of the property you will find a driveway providing off road parking for the property as well a lawned front garden with mature planting.

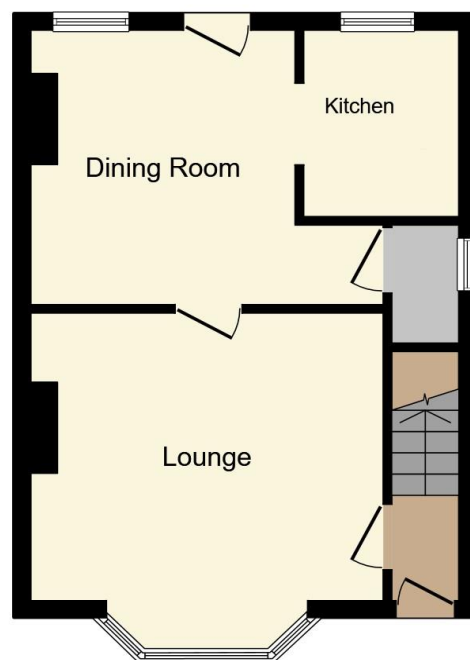
Rear

To the rear you will find a low maintenance garden offering a patio area giving access to two outbuildings. There are steps that lead down to a lawned area, greenhouse and garden shed.





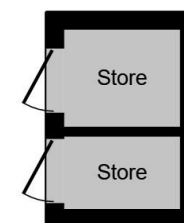




Ground Floor



First Floor



Outbuilding

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

T 01773 715454
E eastwood@burchelledwards.co.uk

134 Nottingham Road Eastwood
 NOTTINGHAM NG16 3GD

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

check out more properties at burchelledwards.co.uk



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EWD206493 - 0003