



Three Tuns Road
Eastwood Nottingham

Three Tuns Road Eastwood Nottingham NG16 3EJ

for sale guide price
£180,000



Property Description

We are delighted to bring to market this three bedroom semi detached house, located in the popular residential area of Eastwood. The property is set back from the road with a front garden area with walled boundary. In brief the property comprises of two reception rooms which are open, kitchen to the rear overlooking the garden, two double bedrooms and a single bedroom and a family bathroom. The rear offers an enclosed garden with fantastic space.

Three Tuns Road is ideally located in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links. The property benefits from updated windows and front door.

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.

Entrance Hallway

Access via a composite front door, stairs to the first floor, radiator and access to;

Living Room

15' 4" x 10' 10" (4.67m x 3.30m)

UPVC double glazed bay window to the front elevation, feature fireplace and radiator.

Dining Room

10' 11" x 10' 10" (3.33m x 3.30m)

French doors to rear garden and radiator.

Kitchen

15' 1" x 5' 7" (4.60m x 1.70m)

Fitted with wall and base units incorporating a stainless steel sink and drainer with mixer tap, complementary tiled splashbacks, electric cooker and hob, space for further appliances, tiled flooring, UPVC double glazed window to the rear elevation and door leading to the rear garden.

Landing

UPVC double glazed window to the side elevation and access to further rooms.

Bedroom One

10' 11" x 9' (3.33m x 2.74m)

UPVC double glazed window to the front elevation and radiator.

Bedroom Two

12' 11" x 10' 10" (3.94m x 3.30m)

UPVC double glazed window to the rear elevation, fitted wardrobes and radiator.

Bedroom Three

7' 6" x 5' 8" (2.29m x 1.73m)

UPVC double glazed window to the front elevation and radiator.

Family Bathroom

Fitted with a W.C, pedestal wash hand basin, bath with shower over. radiator, tiled splashbacks and UPVC double glazed window to the rear elevation.

Front

The property is set back from the road with a fenced boundary and garden area. Direct access to the side of the property to the rear garden.

Rear

The rear garden is mainly laid to lawn with a patio area, brick outbuilding and a fenced boundary









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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134 Nottingham Road Eastwood
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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD207106



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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