



Netherfield Lane
Meden Vale MANSFIELD



Netherfield Lane Meden Vale MANSFIELD NG20 9PB

for sale guide price
£90,000



Property Description

Burchell Edwards are happy to bring to market this absolute gem, located on Netherfield Lane, Meden Vale. This Three Double Bedroom Terraced House has a lot more that meets the eye upon initial inspection. However upon delving in you are met with a modernised and well situated family home perfect for first time buyers or families looking to downsize. *THIS PROPERTY HAS NO ONWARD CHAIN*

So upon entry you are met with an entrance porch, a utility room, the kitchen diner, a large lounge diner then a garden room at the rear which also houses a downstairs toilet. To the first floor you have a separate toilet and bathroom, then three large double bedrooms. One of which has fitted wardrobes. To the rear you have a private enclosed low maintenance garden with a metal sheet shed which can stay upon completion. In and around Netherfield lane are a selection of local amenities, road links and public transport routes. To add, you also have a selection of schools in the catchment area and we highly recommend viewing this perfect home.

Please contact us on 01623 627727 to arrange any appointments.

This property is marketed at £140,000.00.

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.

Front External

To the front is a small set back lawn off of the main road which is separated by a low level wall and a block paved pathway leading to the front door.

Entrance Porch

Upon entering through the front UPVC door you are met with a small porch that has tiled flooring, DG UPVC windows to the side and front elevations and access to the utility and entrance hallway. The Porch is a UPVC Build itself.

Utility

4' 10" x 6' 5" Plus Door Recess (1.47m x 1.96m Plus Door Recess)

Just from the entrance porch is access straight to the utility. It composes of a concrete floor base, a SG window to the front of the property and the boiler is houses in the utility.

Entrance Hallway

From the entrance porch is the Entrance Hallway, finished with tiled flooring and an understairs storage.

Kitchen

.10' 11" into recess x 12' 1" (3.33m into recess x 3.68m)

Finished with tiled flooring, the kitchen is a lovely space and has the capacity to hold a table and chairs being of practical use. To the rear is a DG UPVC window and integrated within the base units is an electric oven which has an electric hob and cooker hood for extraction above. The worktops are vinyl wrapped and there is an integral ceramic sink with a mixer tap above. Now there is a large fridge freezer that the current owners may leave however this will be considered based upon offers.

Lounge Diner

19' 10" Plus door recess x 11' 10" Into chimney Breast (6.05m Plus door recess x 3.61m Into chimney Breast)

Occupying the left elevation on the ground floor is the lounge through diner which is a large space and a perfect family room for relaxing and dining. The flooring is carpeted all through and at the front is a large DG UPVC window with a dbl wall mounted radiator below, then a further dbl wall mounted radiator towards the back end of the room where the dining table & chairs are set up. There is also an electric fire which will be staying within the property with a surround fireplace then to complete a set of french UPVC DG doors leading to the Garden Room.

Garden Room

6' 9" x 7' 5" (2.06m x 2.26m)

To the rear elevation accessed from the Lounge Diner is the Garden Room. It is brick built and has a SG window to the side and rear of the property as well as a wall mounted radiator and a wooden door to the side providing access to the garden.

Wc

Leaning off of the Garden Room you have the downstairs WC which has a ceramic toilet, concrete floor base and a SG UPVC window to the rear.

Landing

Finished with carpeted flooring and leaning off to the family bathroom, separate toilet then the bedrooms.

Bedroom One

11' 11" Into recess x 11' 3" Into recess (3.63m Into recess x 3.43m Into recess)

Bedroom one is a large double bedroom and is carpeted to complete. To the rear is a DG UPVC window and a wall mounted radiator.

Bedroom Two

12' 2" x 8' 5" To Wardrobe (3.71m x 2.57m To Wardrobe)

Bedroom Two, another generously sized double, has carpeted flooring to complete. A set of integrated fitted wardrobes, a UPVC DG window to the rear and a wall mounted radiator to finish.

Bedroom Three

7' 10" x 11' 11" (2.39m x 3.63m)

Bedroom Three is actually quite surprising in terms of size and would be classed as a double bedroom. It has a large UPVC DG window to the front, a dbl wall mounted radiator and is carpeted to complete. There is also access to the loft through the third bedroom.

Loft

Accessed from Bedroom Three, it has electrics and insulation.

Separate Toilet

On the first floor is the separate toilet just off of the landing and has porcelain tiled flooring and walls, a ceramic toilet and a Opaque DG UPVC window to the front.

Family Bathroom

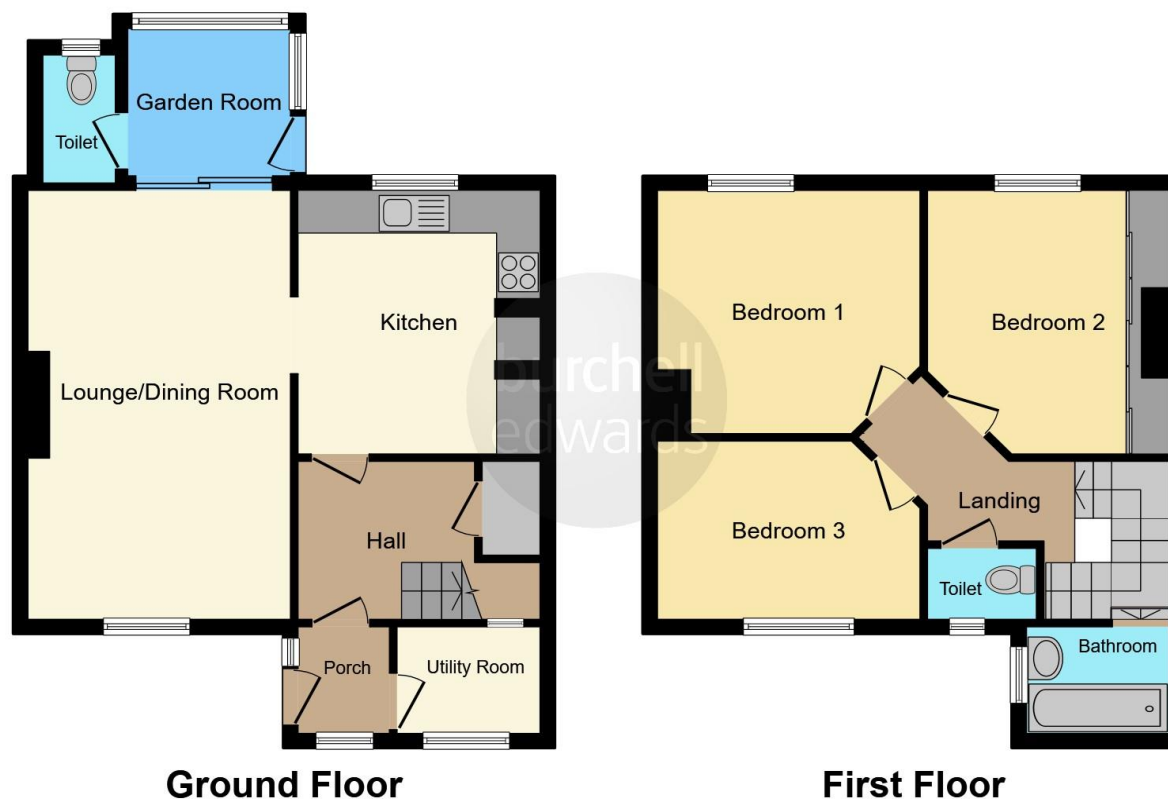
Also off of the landing and separate to the toilet is the family bathroom. Consisting of vinyl flooring, an upgraded towel radiator, Bath with a waterfall shower running off of the mains, a ceramic sink and UPVC cladding splashbacks on the walls. To complete is an Opaque DG UPVC window to the side.

Rear Garden









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

T 01623 627727
E Mansfield@burchelledwards.co.uk

12 Albert Street
 MANSFIELD NG18 1EB

EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/MFD207907



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: MFD207907 - 0008