



Rowan Close
Forest Town Mansfield



Rowan Close Forest Town Mansfield NG19 0PJ

for sale guide price
£80,000



Property Description

Calling out to all first time buyers or investors,

Burchell Edwards are proud to present this amazing opportunity here on Rowan Close.

Please be advised this property is being sold through Modern Method of Auction and has no garden space

Rowan Close is a One Bedroom semi-detached house located in Forest Town, Mansfield. Which is within a close proximity to local amenities, schools and only a short drive away from Mansfield Town.

In short, Rowan Close has a lawned section to the front which supports parking for one vehicle and upon entry you are met with a open lounge that's a generous space and the kitchen with fitted storage.

To the first floor you have a bathroom which incorporates a three piece suite and a large bedroom with space for integral wardrobes or storage.

Please contact the office on 01623 627727 to arrange any viewings.

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

To the front of the property is a lawned section with a driveway providing off road parking and access to the front door.

Lounge

15' 7" Min & into recess x 12' 8" Max & into recess (4.75m Min & into recess x 3.86m Max & into recess)

The property is accessed via the front entrance door into the lounge with double glazed windows to the front and side elevations, laminate flooring and wall mounted electric radiator.

Kitchen

6' 6" Max x 5' 6" Max (1.98m Max x 1.68m Max)
Having laminate flooring, double glazed window to the front elevation, fitted matching wall and base units with work surfaces incorporating a stainless steel sink and drainer and tiled splashbacks.

First Floor

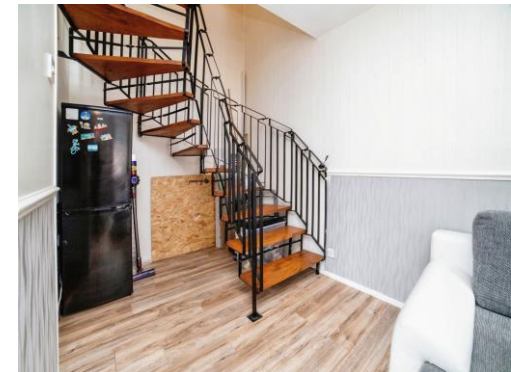
Master Bedroom

.9' 2" x 12' 8" (2.79m x 3.86m)

Having carpet flooring, double glazed windows to the front and side elevation, wall mounted electric radiator and alcove space for wardrobes.

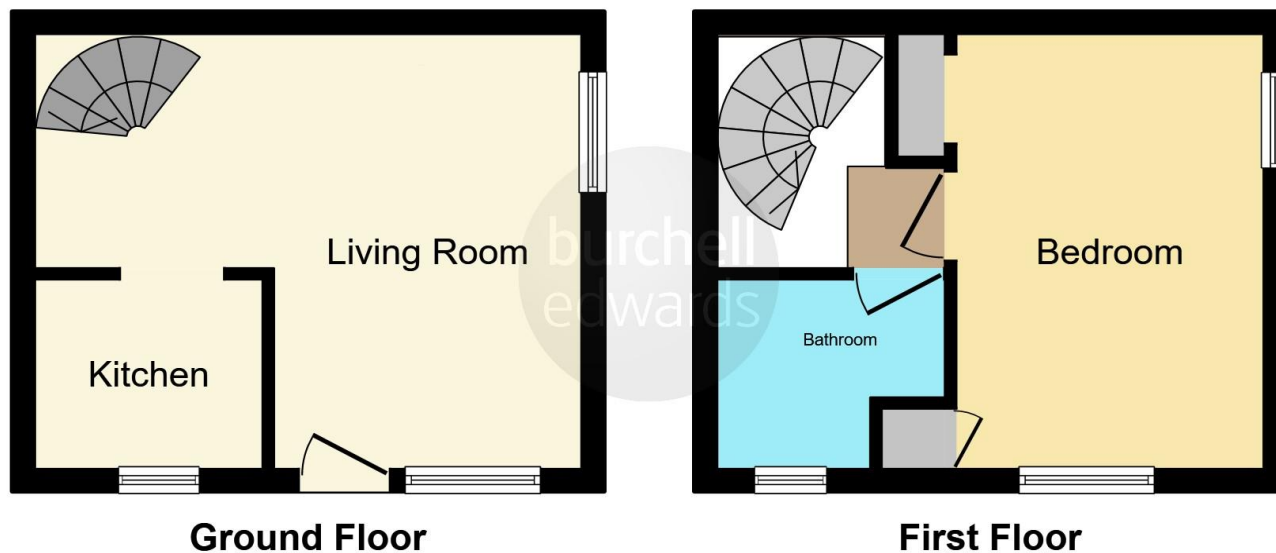
Bathroom

Having laminate flooring, walk-in electric shower, ceramic tiled splashbacks, ceramic wash hand basin and a low level W.C, double glazed opaque window to the front elevation and loft access.









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

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EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/MFD208423



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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Property Ref: MFD208423 - 0004