



Vale Road
Mansfield Woodhouse Mansfield

burchell
edwards

Vale Road Mansfield Woodhouse Mansfield NG19 8EA

for sale guide price
£70,000



Property Description

An excellent investment opportunity, Mansfield Woodhouse!

Vale Road, a one bedroom mid-terrace property offering excellent potential and an ideal first time buyer investment. Situated within easy access to schools, shops and amenities, with local parks and a short drive to Mansfield and surrounding villages this is an excellent first home or rental property.

The ground floor offers lounge and kitchen with WC and access to the rear of the property. To the first floor is one bedroom with a family bathroom and stair access to a loft conversion ideal for additional storage, office or play rooms and with adaptations to meet regulations, has the potential for a second bedroom.

Externally the front of the property offers driveway parking for one car and small yard to the rear.

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 Porch

Entry via UPVC door

Rear Entrance

UPVC double glazed side door entry with vinyl flooring.

Cloakroom/W.C

Ground floor WC with ceramic wash hand basin, radiator and double glazed window to side.

Lounge

11' plus door recess x 11' 11" into chimney breast (3.35m plus door recess x 3.63m into chimney breast)

The lounge comprises of double glazed window to front, wall mounted radiator, wooden door to front, electric fire with surround, and carpeted floor to finish.

Kitchen

.11' 11" plus recess x 11' 10" into chimney breast (3.63m plus recess x 3.61m into chimney breast)

The kitchen offers wall and base mounted units, double glazed window to rear, stainless steel sink and drainer with laminate floor to finish.

Landing

The first floor landing offers access via stairs to the 2nd floor/loft conversion and is finished with carpeted flooring.

Bedroom One

11' x 11' 11" into chimney breast (3.35m x 3.63m into chimney breast)

Bedroom One comprises of double glazed window to front, cupboard, and carpeted floor to finish.

Bathroom

Bathroom on first floor with bath, partially tiled splashback, toilet and sink, wall mounted radiator, double glazed window to rear, and laminate floor to finish.

Loft Conversion

11' 3" x 12' 3" (3.43m x 3.73m)

Located on 2nd floor with stair access from first floor, space for storage or potential as an additional room with additions made.

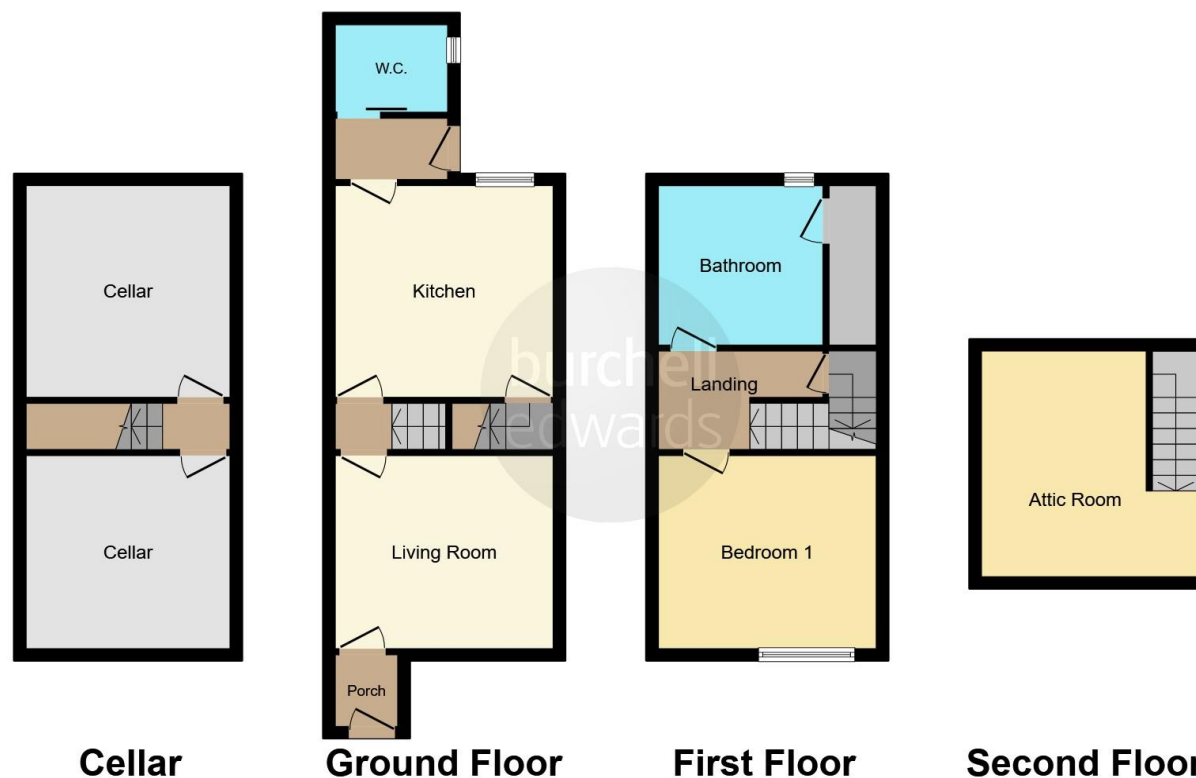
External

Externally the front of the property offers driveway parking for one car and small yard to the rear.









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

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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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