



Saxon Green, Nottingham **Offers Over £140,000**







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AWAITING EPC
For full EPC please contact the branch

Property Description

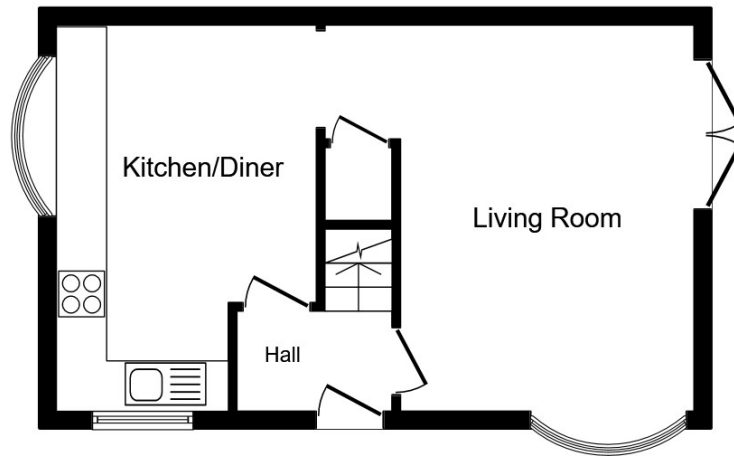
OR SALE BY MODERN METHOD OF AUCTION
STARTING BID £140,000 PLUS RESERVATION
FEE. Need a mortgage? Come and speak to our financial
advisor. This property is for sale by the Modern Method
of Auction which is not to be confused with traditional
auction. The Modern Method of Auction is a flexible
buyer friendly method of purchase. We do not require the
purchaser to exchange contracts immediately, but grant
28 days to achieve exchange of contracts from the date
the buyer's solicitor is in receipt of the draft contracts
and a further 28 days thereafter to complete. Allowing
the additional time to exchange on the property means
interested parties can proceed with traditional residential
finance. Upon close of a successful auction or if the vendor
accepts an offer during the auction, the buyer will be
required to put down a non-refundable Reservation Fee of
3.5% to a minimum of £5,000.00 + VAT (£1,000.00)

Our View

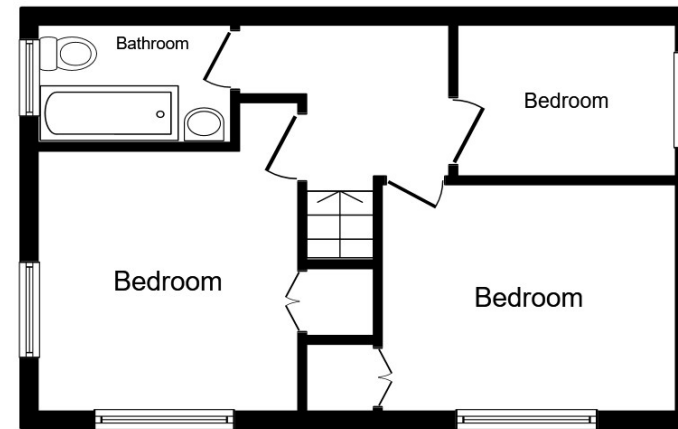
This is more than ideal for a student or professional first
'pad'. Studying or working in places such as QMC or even
the city? This home is perfect and sits seconds away from
the main tram stop to offer easy access too.

Location

Located just off Derby Road, settled just behind the QMC
this sought after part of Lenton is highly convenient for
any buyer. Whether this be your first 'pad' or your next
investment this three bedroom treat sits minutes away
from the QMC, main tram stop and plenty of local
amenities. Also a short drive away from A52 and M1 and
major retail parks such as Riverside Retail and Midland
Way.



Ground Floor



First Floor

Total floor area 71.0 sq. m. (764 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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