



Quakefields The Nookin, East Markham Newark NG22 0SB

welcome to

Quakefields The Nookin, East Markham Newark

Offered with NO UPWARD CHAIN is this generously appointed three DOUBLE BEDROOM detached bungalow positioned in the MUCH REGARDED and scenic village of East Markham.



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 Hall

Storage cupboard, central heating radiator and double glazed front door.

Lounge

Laminate flooring, electric fire and two central heating radiators. Double glazed bay window to the front and double glazed patio doors to the side leading to the conservatory.

Kitchen

Fitted with a range of wall and base units, complementary work surfaces, tiled splash back and stainless steel sink and drainer unit. Electric oven and electric hob, plumbing for washing machine and space for fridge freezer. Double glazed window to the side with double glazed door.

Conservatory

Laminate flooring and double glazed doors to the rear.

Bedroom One

Central heating radiator and double glazed window to the rear.

Bedroom Two

Central heating radiator and double glazed window to the rear.

Bedroom Three

Fitted wardrobes, laminate flooring, central heating radiator and double glazed window.

Bathroom

Fitted with wc, wash hand basin and walk in shower. Spotlights, tiled splash back, and chrome heated towel rail.

Exterior

To the front is a driveway leading to the garage and a shaped lawn fronted by wall and with mature shrubs. To the rear the garden is mainly laid to lawn with a paved garden path and patio, mature shrubs and a garden shed. The rear garden is enclosed by fence.

Garage

Accessed via an up and over door, double glazed window to the rear and double glazed door to the side. Central heating oil boiler.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO UPWARD CHAIN
- Three DOUBLE bedroom detached bungalow

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

guide price

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RFD110550 - 0003

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