



Sturton Villas , Scawby



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Guide price £115,000



Key Features

- BY AUCTION
- NO CHAIN
- TRADITIONAL FAMILY HOME
- RECEPTION PARKING
- GAS HEATING
- DOUBLE GLAZING
- EPC RATING TBC
- FREEHOLD





BY AUCTION STARTING BID £115,000.

FOR SALE BY MODERN AUCTION - TERMS AND CONDITIONS APPLY.

Situated in a highly sought after residential area this traditional 3 bedroom semi detached house requires updating and redecoration throughout. Enjoying good driveway parking the home includes a forward facing lounge opening to a dining area with extensively appointed kitchen beyond. The first floor bedrooms are served by a family bathroom. The home benefits from Pvcu double glazing and gas heating. There are gardens to both the front and rear of the property and it is offered with no onward chain.



ENTRANCE

A Pvcu door opens to a reception lobby with laminated floor, radiator and stair to first floor.

LOUNGE 4.24m x 3.99m (13'11" x 13'1")

A forward facing room with laminated floor, radiator and gas fire in modern surround. A square arch opens to dining area.

DINING AREA 4.94m x 2.43m (16'2" x 8'0")

With window to the side, radiator and laminated floor.

KITCHEN 3.08m x 4.07m (10'1" x 13'5")

Appointed with a good range of high and low light fronted units with woodgrain effect tops and including a sink unit with cupboards under, gas cooker, plumbing for an automatic washing machine, tiled floors, windows to two aspects, radiator and side door.

LANDING

Window to the side and access to the roof space.



BEDROOM 1 3.19m x 2.62m (10'6" x 8'7")

A forward facing room with radiator and wardrobe.

BEDROOM 2 3.51m x 2.54m (11'6" x 8'4")

A rear facing room with radiator and fitted cupboard.

BEDROOM 3 2.59m x 2.27m (8'6" x 7'5")

A rear facing room with radiator.

BATHROOM 1.69m x 1.84m (5'6" x 6'0")

Appointed with a suite in white to include enamel bath, low flush wc, pedestal wash hand basin and radiator.

OUTSIDE

The property is set back beyond a neat lawn and a gravel topped drive allows for 2 car parking. The drive continues to side and there is a corrugated metal store/workshop. The property is completed by a further lawn with deep ornamental pond (drained).

AUCTIONEERS COMMENTS

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND A. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.



FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.







