



Markham Street
Newstead Village Nottingham

burchell
edwards

Markham Street Newstead Village Nottingham NG15 0BQ

for sale guide price
£160,000



Property Description

Being offered for sale with NO CHAIN, Burchell Edwards are delighted to bring to the market this spacious semi detached home.

Being located in the popular Newstead Village, with great transport links close by in addition to countryside walks being on your doorstep.

The property is very well presented throughout and is ready to move straight into, offers entrance hallway, lounge with bay window, spacious dining kitchen which has modern fitted kitchen and French doors leading out to the rear garden.

On the first floor there are three well proportioned bedrooms and family bathroom.

The property also offers enclosed front and rear gardens which are paved for easy maintenance, there is also a driveway providing off road parking and gives access to the carport and DETACHED GARAGE.

Viewing is essential to fully appreciate the size and quality of home on offer

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 Hallway

Entered into via UPVC front door with stairs leading to the first floor, laminate flooring, understairs storage cupboard and central heating radiator.

Lounge

Having UPVC double glazed window to the front, feature fireplace with electric fire and marble effect back and hearth, coving to the ceiling and two central heating radiators.

Kitchen Diner

Fitted with a comprehensive range of wall, base and drawer units with complimentary work surfaces over, space for fridge freeze, gas and electric cooker point, inset one and a half bowl stainless steel sink and drainer, space and plumbing for washing machine and dishwasher, ample dining space, UPVC double glazed window to the side and rear elevation and UPVC patio doors to the rear leading out to the garden.

First Floor Landing

Having loft hatch, coving to the ceiling and giving access to the bedrooms.

Bedroom One

Having UPVC double glazed window to the front elevation, central heating radiator and coving to the ceiling.

Bedroom Two

Having UPVC double glazed window to the rear elevation and central heating radiator.

Bedroom Three

Having built-in storage cupboard/ wardrobes, central heating radiator and UPVC double glazed window to the front elevation.

Bathroom

Having a three piece suite comprising of panelled bath with mixer tap and shower attachment over, vanity wash hand basin, low level W.C, tiled splashbacks, heated towel rail, laminate flooring and UPVC double glazed obscured window to the rear elevation.

Outside

To the front of the property is a block paved driveway providing off road parking with side gates leading to the rear.

The enclosed rear garden is paved for easy maintenance with fenced boundaries, brick built storage with power and light and which houses the central heating boiler.

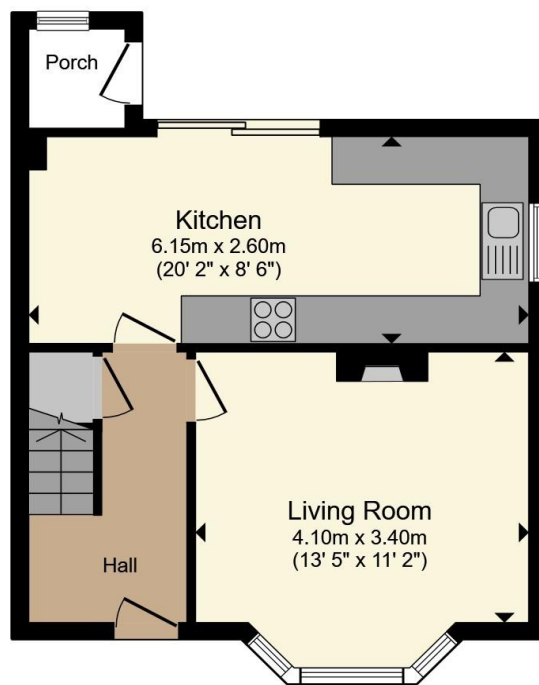
Detached Garage

Having up and over door, power, lighting, side door and inspection pit.

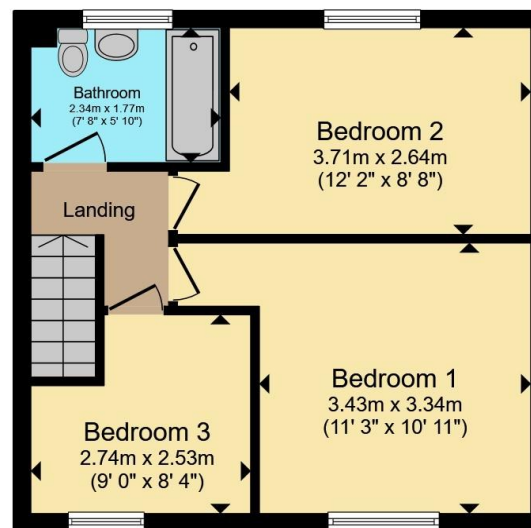








Ground Floor



First Floor

Total floor area 76.2 m² (820 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

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64 High Street Hucknall
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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/HUK105156



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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