

Devon Road, Newark NG24 4JW

william h brown

welcome to

Devon Road, Newark

IN NEED OF MODERNISATION Introducing this semi-detached property, in need of modernisation throughout offering a great investment opportunity. Briefly comprising of open-plan living space, three bedrooms, bathroom, driveway and a generous rear garden.













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

With stairs rising to first floor accommodation.

Kitchen

Fitted with a range of wall and base units with work surfacing over, sink and drainer, space for gas cooker, partly tiled walls, understairs storage cupboard and window to the side and rear aspect.

Lounge

Featuring a fireplace, alongside a radiator and window to the front aspect.

Bathroom

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, radiator and window to the rear aspect.

First Floor Landing

Providing loft access and window to the side aspect.

Bedroom One

Having a built in wardrobe cupboard, radiator and window to the front aspect.

Bedroom Two

Radiator and window to the rear aspect.

Bedroom Three

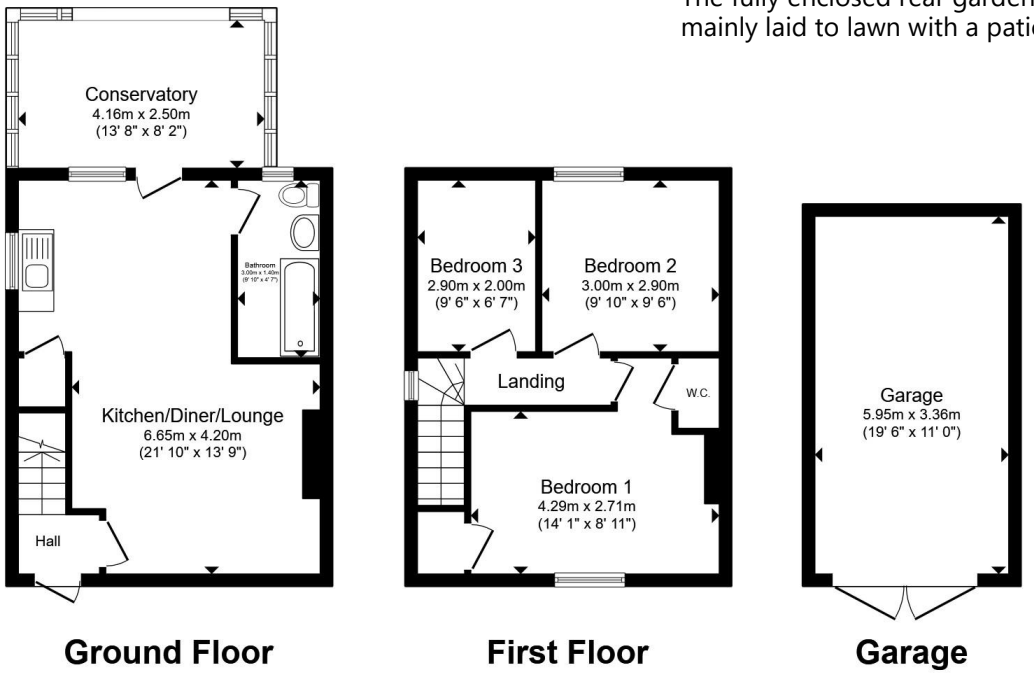
Radiator and window to the rear aspect.

Outside Front

To the front of the property is a low maintenance frontage with a driveway providing off-road parking,

Rear Garden

The fully enclosed rear garden is generous in size, mainly laid to lawn with a patio area.



Total floor area 88.5 m² (952 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

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Devon Road, Newark

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SEMI-DETACHED HOUSE
- THREE BEDROOMS

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

£100,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
NWK106786 - 0007

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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