



Hobsic Close  
Brinsley Nottingham



# Hobsic Close Brinsley Nottingham NG16 5AX

for sale guide price  
**£220,000**



## Property Description

A Fantastic Refurbishment Opportunity – No Onward Chain

Located in the sought-after village of Brinsley, this detached three-bedroom home on Hobsic Close offers excellent potential for buyers looking to put their own stamp on a property. Ideal as a project for renovators, investors, or anyone eager to create their perfect family home.

The ground floor features a spacious lounge/diner, providing ample room for both relaxation and entertaining, along with a separate kitchen offering scope for modernisation. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom ready for updating.

Outside, the property benefits from driveway parking and sits within a pleasant residential area.

With no onward chain, the purchase process can be swift and straightforward. A superb opportunity to transform a property in a popular, convenient location.

## 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

Entry via front door from front elevation, radiator, carpet floor and access to stairs leading to first floor.

### Lounge / Diner

Lounge with space for dining area with double glazed windows to front and rear elevation, fireplace, wall mounted radiator, and carpet floor to finish.

### Kitchen

The kitchen includes matching wall and base mounted units, stainless steel sink and drainer, space for oven, plumbing for washer, double glazed window to rear elevation and door to rear garden, wall mounted radiator, and tiled floor to finish.

### Landing

The landing, leading to bedrooms 1 - 3 and family bathroom comprises of double-glazed window to front elevation, and carpet floor.

### Bedroom One

Bedroom one with carpet, double glazed window to front elevation and wall mounted radiator.

### Bedroom Two

Bedroom two with carpet, double glazed window to rear elevation and wall mounted radiator.

### Bedroom Three

Bedroom three with carpet, double glazed window to front elevation and wall mounted radiator.

### Shower Room

Bathroom comprises of ceramic toilet and wash hand basin, walk-in shower, double glazed opaque window to rear elevation, tiled walls and wood flooring to finish.

### Externals

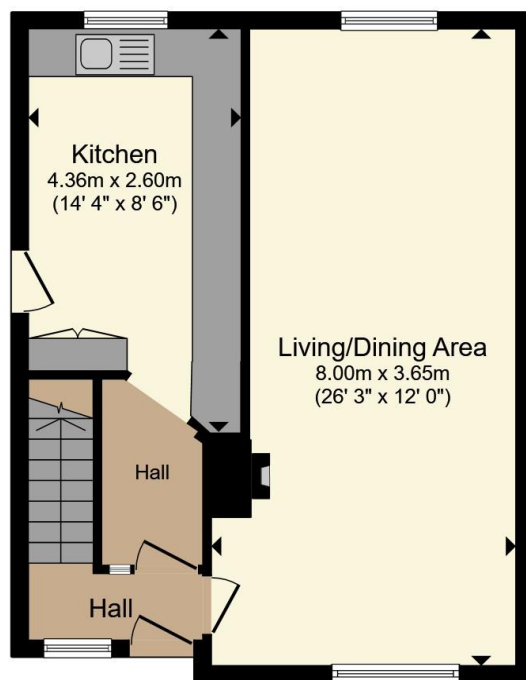
The front elevation includes gated access with steps leading to property alongside concrete driveway offering parking for up to two vehicles, lawn area with matured trees and shrubs and gated access to rear garden.

The rear garden is mainly laid to lawn with fenced surround, planters, shed, and matured shrubs and bushes for decoration.

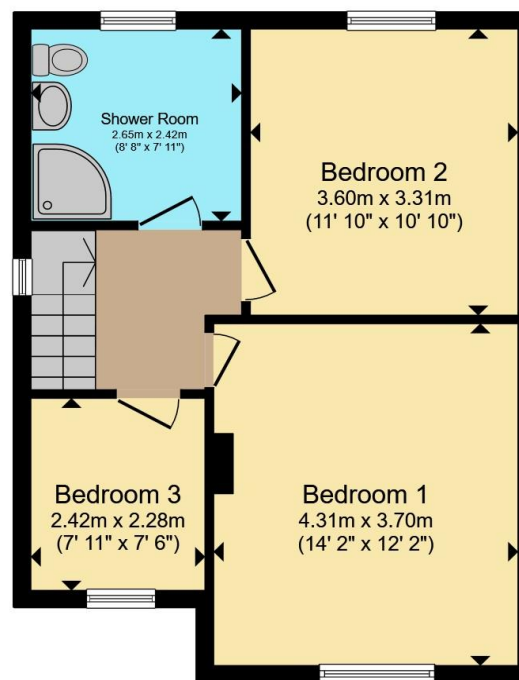








**Ground Floor**



**First Floor**

Total floor area 93.1 m<sup>2</sup> (1,003 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](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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Band: C

Tenure: Freehold

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