

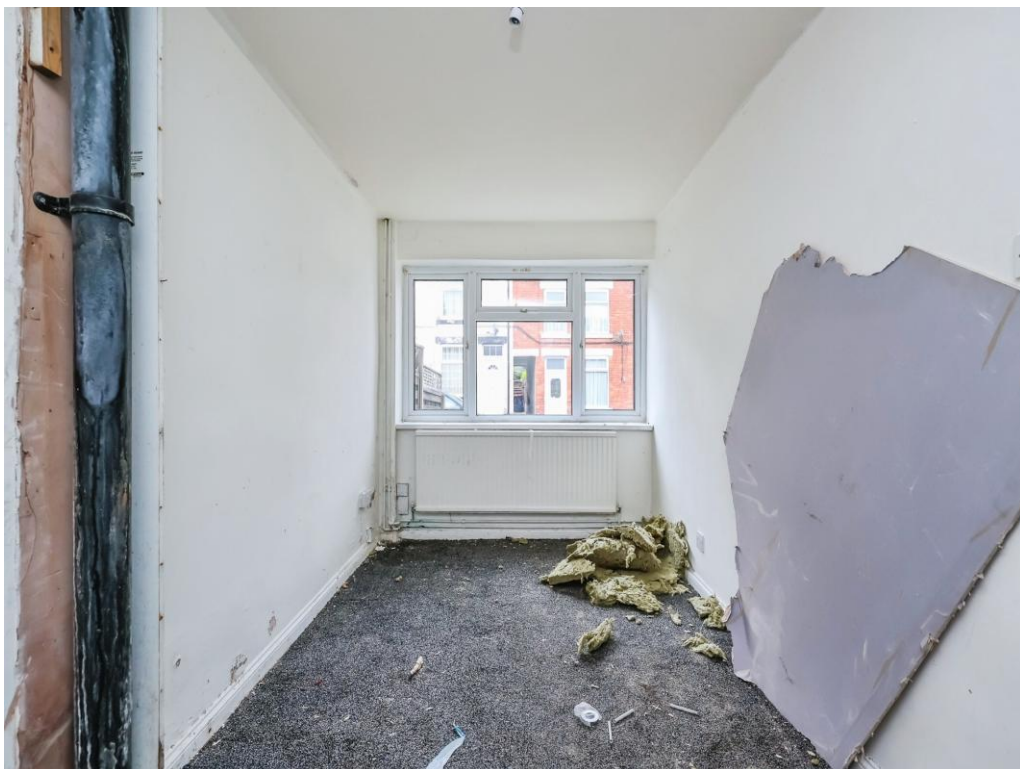


Fishers Street
Kirkby-In-Ashfield Nottingham

burchell
edwards

Fishers Street Kirkby-In-Ashfield Nottingham NG17 9AH

for sale guide price
£130,000



Property Description

PROPERTY REQUIRING REFURBISHMENT - The property offers spacious accommodation throughout but is in need of some TLC....

Briefly comprising of Entrance Hallway, Dining Room, Lounge and Kitchen to the ground floor. To the first floor there are three bedrooms and family bathroom.

There is off road parking and a rear garden

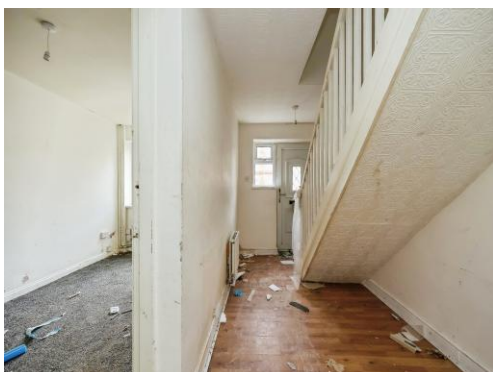
Auctioneer's Comments

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 Hallway

Entered into via upvc front door, laminate flooring and radiator

Dining Room

15' 6" x 7' 3" max (4.72m x 2.21m max)

Having central heating radiator and window to the front elevation

Lounge

14' x 15' 1" max (4.27m x 4.60m max)

Having laminate flooring, central heating radiator and window to the side elevation and giving access to the kitchen

Kitchen

7' 9" x 14' (2.36m x 4.27m)

Requiring refurbishment - with wall base and drawer units with worksurface over, inset stainless steel sink and drainer, tiled floor, wall mounted central heating boiler with upvc double glazed window and door to the rear elevation

First Floor

Landing Area

With upvc double glazed obscured window to the side, central heating radiator and loft hatch

Bedroom One

14' 2" x 8' 1" (4.32m x 2.46m)

Having two upvc windows to the front elevation

Bedroom Two

13' x 6' 6" (3.96m x 1.98m)

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

Bedroom Three

7' 3" max x 13' (2.21m max x 3.96m)

With upvc double glazed window to the rear elevation and central heating radiator

Bathroom

Requiring refurbishment - Having three piece suite comprising of corner bath, low level WC and pedestal wash hand basin and extractor fan

Outside

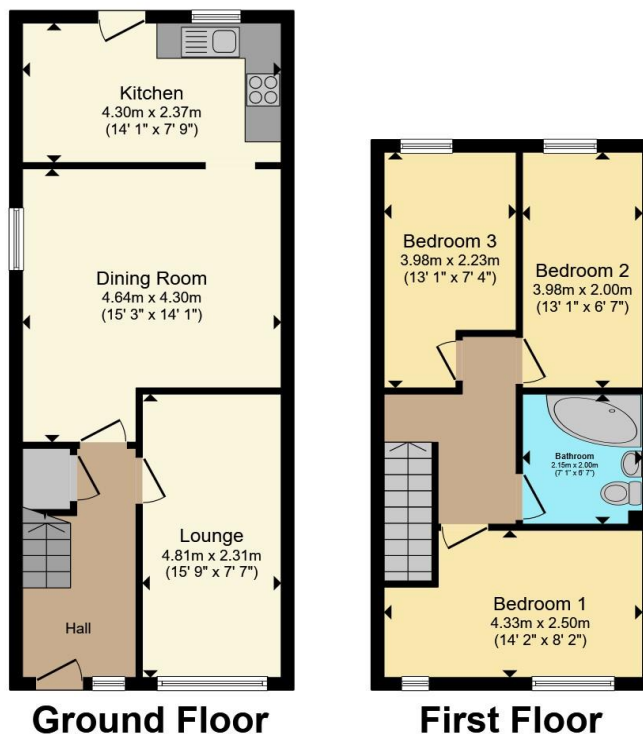
To the front of the property is a blocked paved driveway providing off road parking with side access to the rear garden

The rear garden is overgrown and requires attention









Total floor area 86.0 m² (926 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

T 0115 968 0528
E hucknall@burchelledwards.co.uk

64 High Street Hucknall
 NOTTINGHAM NG15 7AX

EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/HUK105257



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Property Ref: HUK105257 - 0004