



Goodwin Drive
Kimberley Nottingham

burchell
edwards

Goodwin Drive Kimberley Nottingham NG16 2GR

for sale guide price
£160,000



Property Description

MID TERRACE HOME !! CHAIN FREE !! THREE BEDROOMS !! GARAGE EN BLOC !! PERFECT PURCHASE !! We at Burchell Edwards are delighted to offer to the market with no onward chain this charming mid terrace home that is ready for a new owner to love.

Located in a quiet residential area this charming home is waiting for you and offers great living space and will make for the perfect first-time purchase or indeed investment.

The home comprises of living room, well equipped kitchen to the ground floor.,The first floor holds the three good size bedrooms and the family bathroom.

To the rear is the private enclosed garden and there is access to a garage that is held in a separate block close to the home.

We feel with what this home has to offer and the fantastic location really makes this a must see so please call Burchell Edwards today to arrange your viewing.

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.



To The Front

Having mature borders and trees leading to the UPVC front door opening into the entrance hallway.

Entrance Hallway

Having laminate flooring a radiator.

Living Room

16' 10" x 11' 6" (5.13m x 3.51m)

Having a double-glazed front aspect window with laminate flooring, a feature fireplace and a radiator.

Kitchen

14' 6" x 9' 10" (4.42m x 3.00m)

Having a double-glazed rear aspect window and door. Fitted with a selection of wall and base units with a gas hob, and electric oven, space for a fridge freezer and washing machine with laminate flooring and a radiator.

Bedroom One

.14' 3" x 8' 8" (4.34m x 2.64m)

Having a double-glazed front aspect window with fitted carpet and a radiator.

Bedroom Two

12' 4" x 8' 9" (3.76m x 2.67m)

Having a double-glazed rear aspect window with fitted carpet and a radiator.

Bedroom Three

8' x 5' 8" (2.44m x 1.73m)

Having a double-glazed front aspect window with fitted carpet and a radiator.

Bathroom

Having a double-glazed rear aspect window. Suite includes a panelled bath with an electric shower, a low-level WC and a handwash basin with linoleum flooring and a heated towel rail.

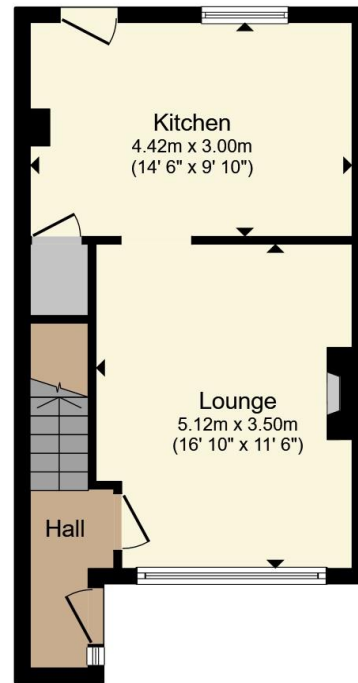
To The Rear

Having an astro-turf lawn area with a patio. Featuring a separate garage around the corner of the property.

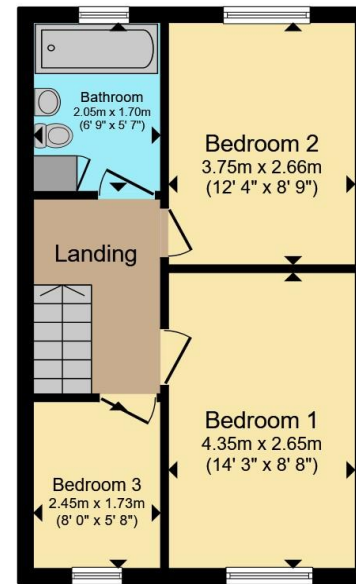








Ground Floor



First Floor

Total floor area 68.7 m² (740 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 01159 327232
E ilkeston@burchelledwards.co.uk

21 Bath Street
 ILKESTON DE7 8AH

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/IST207368



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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: IST207368 - 0003