



Clinton Street, Worksop S80 2RY

welcome to

Clinton Street, Worksop

Offered for sale, this recently renovated FOUR bedroom END TERRACED home situated close to Worksop town centre and close to local schools with a range of essential amenities near by. Early viewings are highly recommended to fully appreciate the property 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.

Clinton Street, Workso Lounge

15' 4" x 12' 1" (4.67m x 3.68m)

Entrance via the front facing entrance door leading in to the lounge with a front facing double glazed bay window and a central heating radiator.

Dining Room

13' 5" x 12' 1" (4.09m x 3.68m)

Open plan to the kitchen area with a rear facing double glazed window, central heating radiator, a door leading down to the cellar and stairs leading to the first floor.

Kitchen

13' 8" x 6' 3" (4.17m x 1.91m)

Fitted with a range of wall and base units with worksurfaces over incorporating a sink and drainer unit, integrated oven with an electric hob, side facing double glazed window and a side facing entrance door leading to the rear.

Landing

Stairs from the ground floor to the first floor and stairs leading to the second floor.

Bedroom One

13' 4" x 12' 1" (4.06m x 3.68m)

Double bedroom with a front facing double glazed window and a central heating radiator.

Bedroom Four

13' 5" x 9' 7" (4.09m x 2.92m)

Double bedroom with a rear facing double glazed window and a central heating radiator.

Shower Room

Fitted with a three piece suite comprising a shower cubicle, WC, wash hand basin, central heating radiator and a side facing double glazed window.

Landing

Access to bedroom two and bedroom three.

Bedroom Two

12' 1" x 11' 1" (3.68m x 3.38m)

Double bedroom with a side facing double glazed window and central heating radiator.

Bedroom Three

12' 1" x 11' 1" (3.68m x 3.38m)

Double bedroom with a central heating radiator.

Exterior

To the rear we have an enclosed garden with a seating area, walled to one side and fenced to the other.

Agents Notes

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details



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Clinton Street, Worksop

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- FOUR BEDROOM END TERRACED
- CENTRAL LOCATION

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

guide price

£90,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WKS115026 - 0014

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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