



Balmoral Grove, Hucknall, Nottingham, NG15 8ES
Auction Guide Price £75,000 Leasehold



Balmoral Grove, Hucknall

2 Bedrooms, 1 Bathroom

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- Two Bedroom First Floor Maisonette
- Quiet, Cul-De-Sac Setting
- Close To Town Centre
- Excellent Investment Opportunity
- Garage In Block
- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price

Situated in a quiet cul-de-sac setting, this two bedroom first floor maisonette offers a well proportioned accommodation and is being offered to the market with no onward chain. The accommodation comprises of a hallway with stairs leading to the first floor, a bright and spacious open plan living/dining/kitchen, two well proportioned bedrooms and a fitted bathroom. Externally, the property has a lawned garden area to the front and a single garage located in a block.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

HALLWAY 4' 3" x 2' 10" (1.3m x 0.86m) Accessed via an external uPVC door with fitted carpet and stairs rising to the first floor.

LANDING With fitted carpet, storage cupboard, loft hatch and ceiling light.

OPEN PLAN LIVING/DINING/KITCHEN 23' 7" x 10' 9" (7.19m x 3.28m) This bright and spacious open plan room has a living/dining area with wood effect laminate flooring, large uPVC double glazed window, wall mounted radiator and ceiling light. The fitted kitchen has a range of high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splashback tiling, cooker point, washing machine plumbing, tiled flooring, wall mounted radiator, uPVC double glazed window and ceiling light.

MASTER BEDROOM 12' 5" x 10' 2" (3.78m x 3.1m) With fitted carpet, uPVC double glazed window, wall mounted radiator, over stairs storage cupboard and

ceiling light.

BEDROOM TWO 9' 10" x 8' 2" (3m x 2.49m) With fitted carpet, uPVC double glazed window, wall mounted radiator and ceiling light.

BATHROOM Comprising of a panelled bath with chrome mixer tap, low flush w.c., pedestal wash hand basin, vinyl flooring, wall mounted radiator, opaque uPVC double glazed window, part wall tiling and ceiling light.

EXTERNAL The property has a lawned garden area to the front and a single garage located within a block.

NOTES The property makes for an ideal investment purchase currently let out with a good return on investment and further scope for an increase. Please note that due to the remaining lease length of 47 years this purchase is suitable only for cash buyers or those who have obtained a specialist short lease mortgage.

AUCTIONEER COMMENTS This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.



Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

REFERRAL ARRANGEMENTS The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will benefit you; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted, please be aware that the Auction Coordinator or Partner Agent may receive payment for the recommendation. Where this is the case, the Partner Agent and Auctioneer will inform you of any referral arrangements and any payment they will receive, prior to any services being taken by you.





Approximate total area⁽¹⁾
560 ft²

Floor 0



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

