



Vera Crescent
Rainworth Mansfield

burchell
edwards

Vera Crescent Rainworth Mansfield NG21 0EU

for sale guide price
£100,000



Property Description

Located in the popular residential area of Rainworth, this well-presented two-bed end-terrace on Vera Crescent offers an excellent opportunity for first-time buyers or investors seeking a strong rental property. The home is offered with no chain, providing a smooth and straightforward purchase.

The ground floor features an inviting entrance hall, a good-sized lounge with sliding doors opening to the garden, and a well-laid-out kitchen with integrated appliances, ample storage and a front aspect window. Upstairs, the property offers two well-proportioned bedrooms, both benefiting from fitted wardrobes and additional built-in storage. The bathroom is fully tiled and includes a bath with shower over, along with a handy storage cupboard housing the boiler.

Externally, the home provides off-street parking to both the front and rear, along with a private, enclosed rear garden featuring a patio and lawn—ideal for relaxing or low-maintenance outdoor living. With its tidy condition, practical layout, and convenient location, this property offers fantastic value for first-time buyers or those looking to expand their rental portfolio.

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

A bright entrance hall with UPVC door entry, vinyl flooring and a wall-mounted radiator, offering a clean and practical welcome into the home.

Lounge

A comfortable living space featuring carpet flooring, a wall-mounted radiator, and double-glazed sliding doors opening onto the rear garden, allowing plenty of natural light.

Kitchen

Fitted with matching wall and base units, vinyl flooring, tiled splashback, and an inset UPVC sink and drainer. Additional features include an integral electric oven and hob with cooker hood, double-glazed front window, and useful understairs storage.

Landing

Carpeted landing area with access to the loft.

Bedroom One

A spacious rear bedroom with carpeted flooring, wall-mounted radiator, double-glazed window and fitted wardrobes offering generous storage.

Bedroom Two

A front-facing bedroom with carpet flooring, fitted wardrobes and storage, double-glazed window and wall-mounted radiator.

Bathroom

A well-appointed bathroom with vinyl flooring, bath with shower over, ceramic toilet and wash hand basin, fully tiled walls, wall-mounted radiator and a storage cupboard housing the boiler. Double-glazed opaque window to the front.

Externals

Front

Low-maintenance, slabbed frontage providing off-street parking.

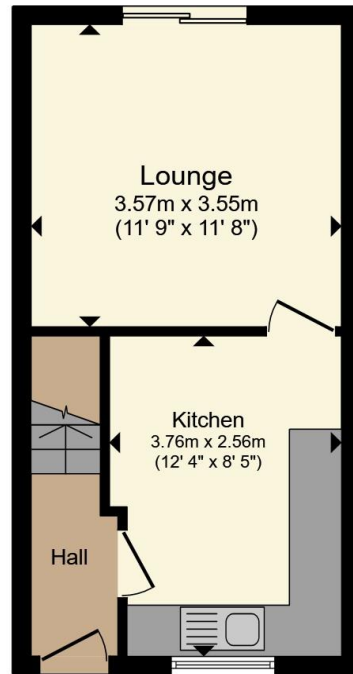
Rear

A private rear garden with fenced boundaries, a slabbed patio area and lawn, offering a practical and easily maintained outdoor space, as well as additional parking for one vehicle.

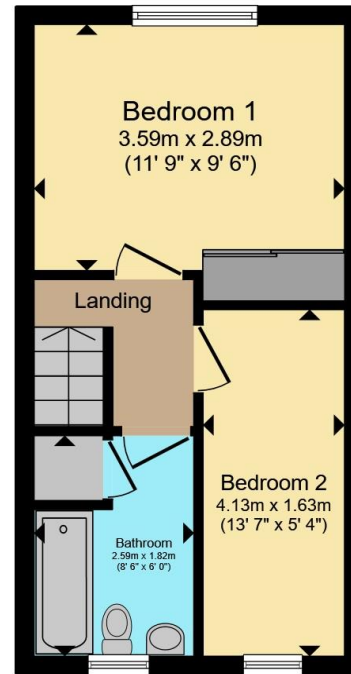








Ground Floor



First Floor

Total floor area 52.9 m² (569 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

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12 Albert Street
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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/MFD209664



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