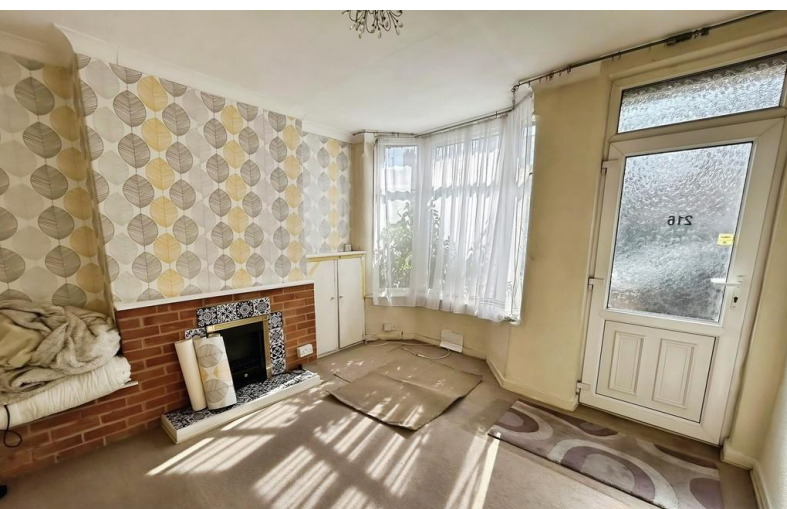


FOR SALE



Victoria Street, Mansfield, Nottinghamshire

2 Bedrooms, 1 Bathroom, Semi Detached House

Auction Guide Price £75,000



- For sale by Modern Auction – T & Cs apply.
- Subject to a hidden Reserve Price
- Buyers' Fees apply.
- Buyer Information Pack available
- Council Tax Band A
- EPC Rating E
- Ten percent deposit payable

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DINING ROOM 9' 10"min x 10' 10"max (3.35m x 3.32m) Having a front entrance door, radiator and double-glazed window to the front elevation.

LOUNGE 10' 11" max x 11' 11" (3.35m x 3.65m) Having a gas fire hearth and surround, radiator, storage cupboard, double glazed window to the rear elevation and stairs leading to the first floor.

KITCHEN 11' 0" max x 6' 5" (3.37m x 1.96m) Having a range of wall, drawer and base units with spaces for freestanding cooker, fridge freezer and washing machine, radiator and double-glazed window to the side elevation and rear entrance door.

LANDING Having a radiator.

BEDROOM 1 12' 2" x 10' 11" (3.72m x 3.35m) Having a storage cupboard, radiator and double-glazed window to the front elevation.

BEDROOM 2 11' 0" max x 8' 10" (3.37m x 2.70m) Having a radiator and double-glazed window to the rear elevation.

BATHROOM Having a wc, pedestal wash basin, panelled bath with mixer shower, radiator and double-glazed window to the rear elevation.

OUTSIDE There is a gate providing access to the rear forecourt garden with outhouse.

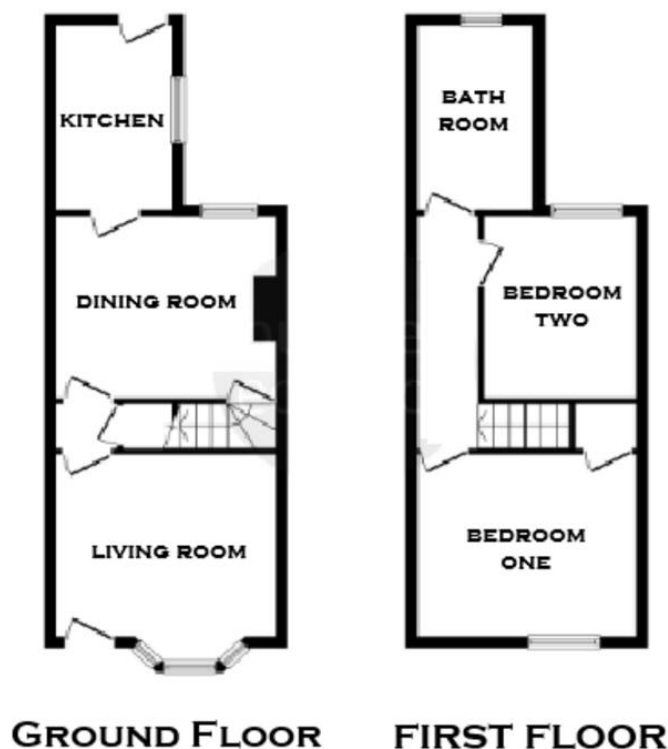


DISCLAIMER Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance. All measurements are approximate and have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. It is believed that this property is Freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property these details must be verified by your Solicitor. Our team of qualified Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18

AUCTIONEER COMMENTS This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a fifty-six 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. 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. 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 £500 inc. VAT. These services are optional.





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