



Auction Guide £170,000 Freehold

6 CLUMBER STREET | WARSOP | MANSFIELD | NG20 0LT

BuckleyBrown
ESTATE AGENTS

****BEING SOLD BY MODERN AUCTION, STARTING OFFERS AT £170,000 - ENDS 29th OF JULY AT 1PM****

YOUR OPPORTUNITY AWAITS... Set in the charming area of Clumber Street, Warsop, Mansfield, this delightful detached house presents an exciting opportunity for those looking to create their dream home. With its spacious layout and potential for renovation, this property is perfect for families or individuals seeking a project in a friendly neighbourhood.

As you step inside, you are greeted by three generous reception rooms, each brimming with potential. These versatile spaces can be transformed to suit your lifestyle, whether you envision a cosy family lounge, a formal dining area, or a vibrant playroom for the children. The ground floor also offers ample room for modernisation, allowing you to design a layout that reflects your personal taste and needs as well as a kitchen with potential to be the heart of the home.

Venturing upstairs, you will find three potential well-proportioned bedrooms, providing a comfortable retreat for family members or guests. With some thoughtful updates and renovations, these rooms can be tailored to create inviting sanctuaries, complete with stylish decor and ample storage. The existing bathroom offers a great space for your dream bathroom, ensuring that this home can evolve with your family's requirements.

Outside, the property boasts a generous garden space, perfect for outdoor entertaining or simply enjoying the fresh air. With a little imagination, this area can be transformed into a beautiful garden oasis, ideal for summer barbecues or a safe play area for children. To the front is a driveway with room for multiple cars.

Are you looking for a project and a space to make your own? this could be the one for you... call up today to arrange a viewing | 01623 633633





Hall

Hallway leading into the ground floor rooms.

Dining Room 12'3" x 14'5"

Dining room with ample space and potential for your desired dining furniture.

Lounge 12'10" x 16'0"

Lounge area with a bay window to the front.

Kitchen 10'11" x 13'10"

Spacious kitchen with stacks of potential to be the heart of the home. Space for appliances, integrated appliances such as an oven and gas hob, inset sink and window to the front elevation.

Pantry

Pantry area designed for extra storage space.

Landing

Landing leading to the first floor rooms.

Bedroom One 13'0" x 25'8"

Potential to be a master bedroom.

Bedroom Two 12'3" x 13'6"

Potential to be a second bedroom.

Bedroom Three 11'0" x 14'1"

Potential to be a third bedroom.

Bathroom 4'9" x 20'8"

potential to be a bathroom.

Outside

Driveway to the front elevation. Large lawn space to the rear.

Auction Notes

This property is for sale by the Modern

Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

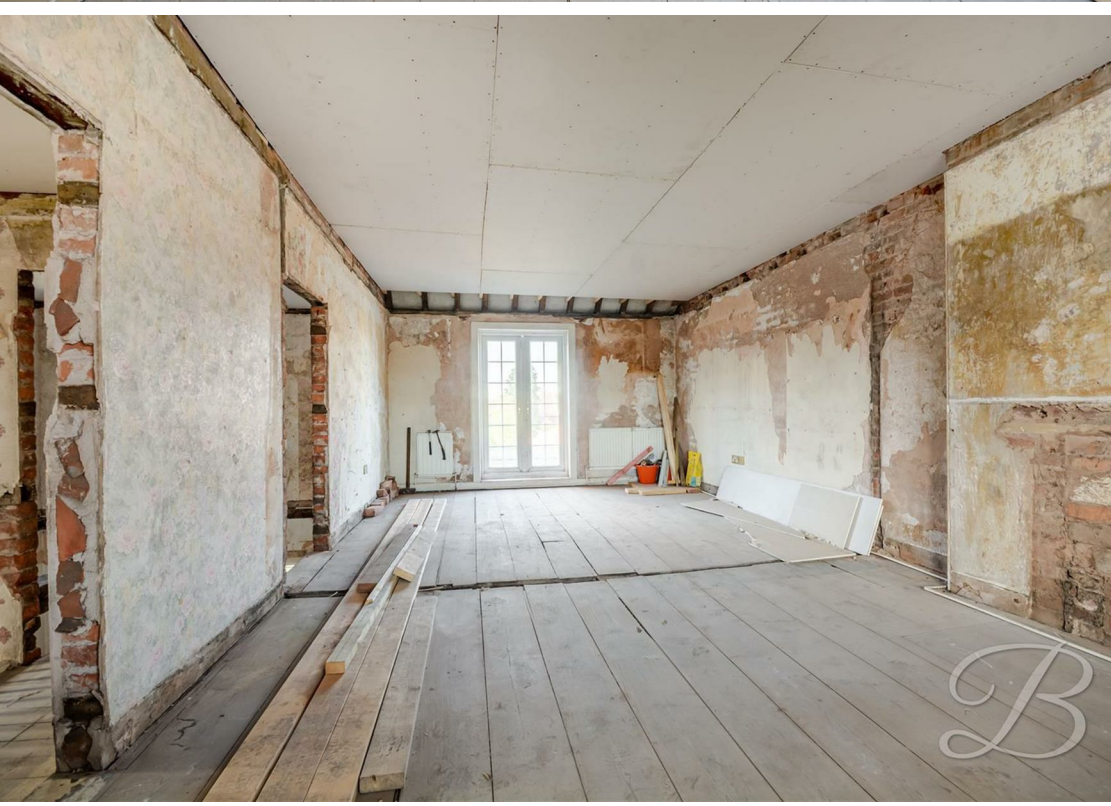
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

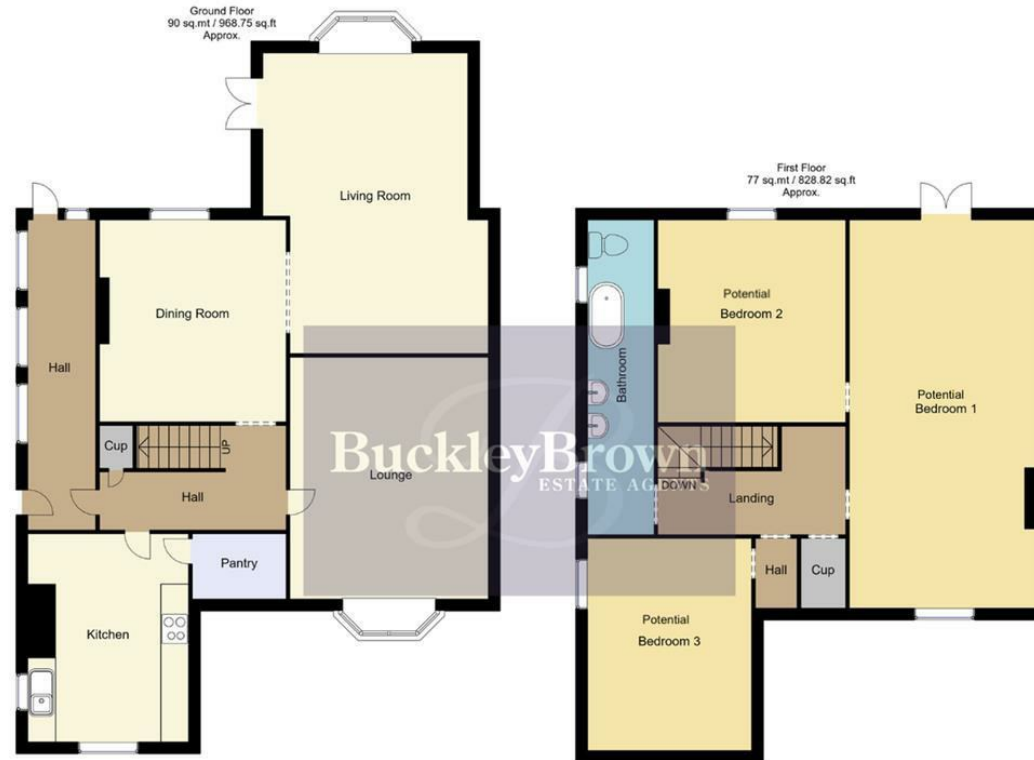
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to

reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		49
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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