

Lilley Street, Long Bennington, Newark NG23 5EJ

william h brown

welcome to

Lilley Street, Long Bennington Newark

NO ONWARD CHAIN Located on Lilley Street in the sought-after village of Long Bennington, this charming period property offers four bedrooms, three reception rooms, and a generous private garden, making it an ideal family home with character features throughout and an enviable village location.













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
Door to the front, under stairs storage cupboard and radiator.

Lounge
Window to the front, electric fireplace and radiator.

Dining Room
Window to the side and radiator.

Reception Room Three
Window to the front and fireplace.

Kitchen
Fitted kitchen comprising of high and low units with work surfaces over, sink drainer unit, integrated double oven and hob and space for further appliances. Window to the side, window to the rear and door to the conservatory.

Conservatory
Door to the side, access to the utility room, shower room and WC.

Utility Room
Fitted with high and low units.

Shower Room
Double shower and heated towel rail.

Downstairs Wc
WC and hand wash basin.

First Floor Landing
Bedroom One
Window to the front, window to the rear, fitted wardrobes and radiator.

Bedroom Two
Window to the front, fitted wardrobes, vanity hand wash basin and radiator.

Bedroom Three
Window to the front, fitted wardrobes, vanity hand wash basin and radiator.

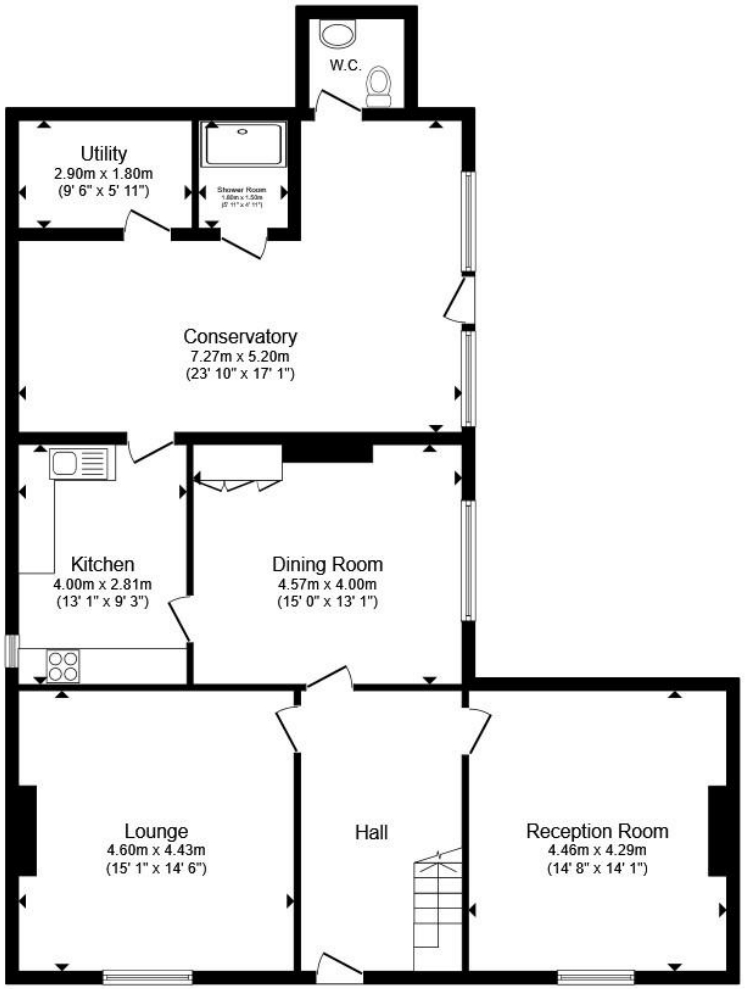
Bedroom Four
Window to the rear and radiator.

Family Bathroom
Window to the side, bath with shower over and vanity hand wash basin.

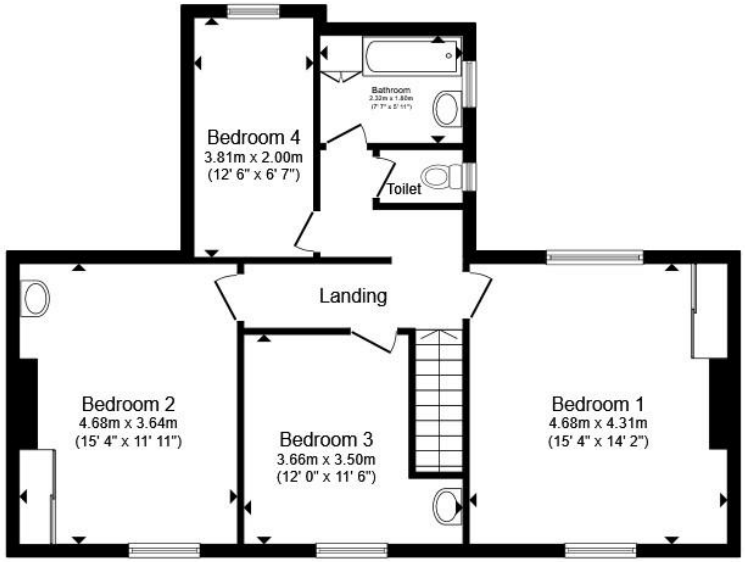
Separate Wc
Window to the side and WC

Double Garage
With two up and over doors.

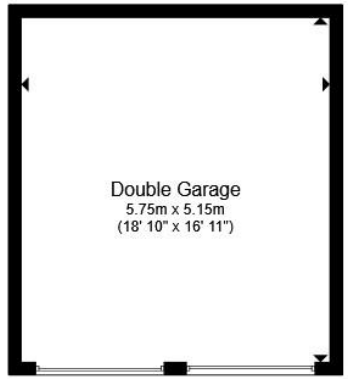
Front, Rear & Side of Property
To the front of the property is a small, fenced garden. To the side of the property is a driveway leading to the double garage. To the rear of the property is a garden laid to lawn with shrub borders, hedgerows and a silver birch tree.



Ground Floor



First Floor



Garage

Total floor area 230.8 m² (2,485 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

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Lilley Street, Long Bennington Newark

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- PERIOD PROPERTY WITH CHARACTER FEATURES

Tenure: Freehold EPC Rating: E
Council Tax Band: E

guide price

£285,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWK106867

The Property Ombudsman

Property Ref:
NWK106867 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

01636 640473

newark@williamhbrown.co.uk

47-48 Market Place, NEWARK,
Nottinghamshire, NG24 1EG

williamhbrown.co.uk