Charlotte Court
Eastwood Nottingham

burchell edwards

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Eastwood Nottingham NG16 3AX

for sale guide price
£80,000

Property Description

This charming two-bedroom home combines character features with practical living accommodation, making it an ideal purchase for first-time buyers, professionals or those looking to downsize.

The ground floor comprises an entrance hall with stairs rising to the first floor, a comfortable lounge with useful under-stairs storage and an open-plan connection to the kitchen. The well-appointed kitchen is fitted with a range of modern wall and base units, generous work surfaces, integrated oven, gas hob with extractor hood, breakfast bar and space for appliances, creating a sociable and functional living space.

To the first floor, the landing provides access to two double bedrooms and the family bathroom. Both bedrooms benefit from attractive bay windows and carpeting, while the bathroom is fitted with a three-piece suite including a shower over the bath.

Externally, the property enjoys a characterful brick-built exterior with attractive period features, secure gated access and a low-maintenance courtyard-style seating area. In addition, there is off-road parking to the rear, providing convenience and practicality. Combining period charm with modern comforts, this delightful home offers a unique opportunity for a range of buyers.

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

Welcoming entrance hall with stairs rising to the first floor and access into the lounge. Finished with neutral décor, providing an inviting introduction to the accommodation.

Lounge

Comfortable and well-proportioned lounge featuring a double glazed window to the front elevation, wall-mounted radiator and carpeted flooring. Benefiting from a useful under-stairs storage cupboard and an open-plan connection to the kitchen, creating a practical living space.

Kitchen

Fitted with a range of modern wall and base units, this spacious kitchen benefits from generous work surfaces, integrated oven, gas hob with extractor hood and space for appliances. Featuring a breakfast bar, wood-effect flooring and an open-plan feel to the adjoining living accommodation, the room provides a practical and sociable space for modern living.

Landing

First-floor landing with window to the rear elevation providing natural light. Finished with carpeted flooring and providing access to both bedrooms and the family bathroom.

Bedroom One

Generous double bedroom featuring a double glazed bay window to the front elevation, wall-mounted radiator and carpeted flooring. Offering ample space for bedroom furniture and enjoying plenty of natural light.

Bedroom Two

Well-proportioned second double bedroom benefiting from a double glazed bay window to the rear elevation, wall-mounted radiator and carpeted flooring. A bright and comfortable room suitable for a variety of uses.

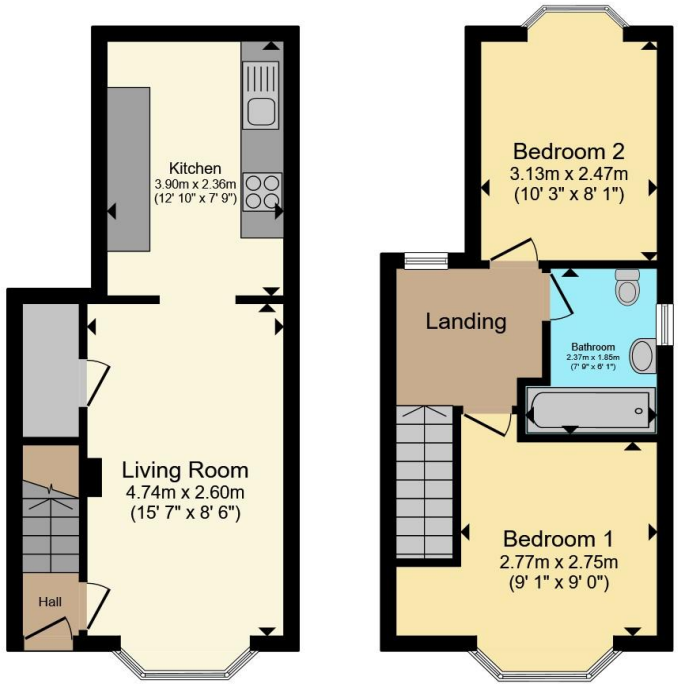
Bathroom

Fitted with a three-piece suite comprising a ceramic low-level WC, wash hand basin and panelled bath with shower over. Further benefiting from a double glazed side window, radiator, vinyl flooring and half-height wall tiling.

Externals

Characterful rear elevation featuring an attractive courtyard-style seating area, secure gated access and a traditional brick-built façade with arched windows and feature bay window. Offering low-maintenance outdoor space and a wealth of period charm, perfectly complementing the property's distinctive character.

The property also benefits from off-road parking to the rear and convenient access. The attractive brick-built exterior, traditional-style windows and elevated position combine practicality with period appeal.



Ground Floor **First Floor**

Total floor area 55.8 m² (600 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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134 Nottingham Road Eastwood
NOTTINGHAM NG16 3GD

EPC Rating: D

Council Tax
Band: A

Tenure: Freehold

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