



Bishops Walk
Church Warsop MANSFIELD

burchell
edwards

Bishops Walk Church Warsop MANSFIELD NG20 0SW

for sale guide price
£117,000



Property Description

Situated on Bishops Walk, Church Warsop, this three-bedroom mid-terrace property offers well-proportioned accommodation ideal for a range of buyers.

The ground floor includes a spacious living room with dual aspect windows, a fitted kitchen/diner and a ground floor bathroom with both bath and separate walk-in shower.

To the first floor are three bedrooms, with the main bedroom benefitting from fitted wardrobes and dual aspect windows providing plenty of natural light.

Externally, the property offers off-street parking to the front and an enclosed, low maintenance rear garden. The position of the property enjoys open views to the front across fields, with access to local walks, parks and green space nearby.

Conveniently located within walking distance of local shops, schools and a doctor's surgery, this home is well placed for everyday amenities and village living.

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.

Porch

Tiled flooring with front entrance door and internal door leading through to the hallway.

Entrance Hall

Accessed via uPVC door with tiled flooring, doors leading through to the living room and kitchen/diner.

Living Room

Featuring carpeted flooring, double-glazed windows to both front and rear aspects, two wall-mounted radiators and a gas fire with marble surround.

Kitchen / Diner

Fitted with matching wall and base units, stainless steel sink and drainer, tiled flooring and splashbacks, double-glazed windows to front and rear, wall-mounted radiator and door leading through to the bathroom.

Ground Floor Bathroom

Comprising bath, walk-in shower, low level WC and wash hand basin. Finished with tiled walls, vinyl flooring, wall-mounted radiator and opaque double-glazed window to the rear.

Rear Hallway

With vinyl flooring and uPVC door providing access to the rear garden.

Landing

Carpeted with wall-mounted radiator, loft access and double-glazed window to the rear.

Bedroom One

With vinyl flooring, wall-mounted radiator, double-glazed windows to front and rear, fitted wardrobes and additional storage over the stairs.

Bedroom Two

Carpeted with wall-mounted radiator and double-glazed window to the rear.

Bedroom Three

With vinyl flooring, wall-mounted radiator, double-glazed window to the front and useful storage space.

Loft Space

Accessed via ladder hatch, currently not boarded.

Externals

Front

Block paved frontage providing off-street parking for one vehicle, complemented by shrubs and hedgerow. Side access (jitty) leading to the rear garden. Pleasant open views overlooking fields and nearby walks.

Rear Garden

Enclosed and low maintenance, mainly slabbed with areas of loose stone and two garden sheds.

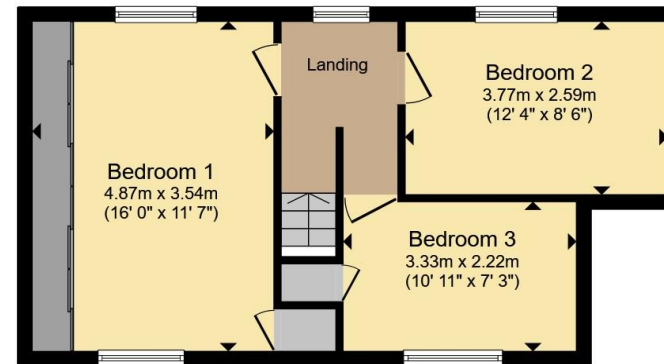








Ground Floor



First Floor

Total floor area 80.7 m² (868 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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EPC Rating: D Council Tax
Band: A

Tenure: Freehold

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