



Main Road
Jacksdale Nottingham

burchell
edwards

Main Road Jacksdale Nottingham NG16 5HS

for sale guide price
£80,000



Property Description

Burchell Edwards are delighted to offer to the market this two-bedroom end-terrace property on Main Road, Jacksdale, offered with no upward chain and presenting an excellent opportunity for buyers looking to modernise and add value.

The accommodation comprises an entrance lounge with feature fireplace, separate dining room with under-stairs storage, fitted kitchen, ground floor bathroom and separate WC. To the first floor are two well-proportioned double bedrooms.

Requiring a programme of refurbishment throughout, the property offers fantastic potential for first-time buyers, investors or those seeking a renovation project. Externally, there is an enclosed rear garden of generous proportion, featuring a range of mature trees, shrubs and planted borders, providing ample scope to create an attractive outdoor space. Gated side access leads to the front of the property.

Conveniently located for local amenities, schools and transport links, this property is an ideal purchase for those looking to put their own stamp on a home.

Viewing is highly recommended to fully appreciate the potential on offer.

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.

Lounge

A front-facing reception room with a UPVC entrance door, front window and feature fireplace with gas fire. A door leads to the inner hall with stairs rising to the first floor, while access is also provided through to the dining room. Ideal for modernisation and personalisation.

Dining Room

A spacious second reception room with a rear-facing window, feature fireplace and access to the kitchen. Offering ample space for dining furniture, the room also benefits from built-in under-stairs storage and provides excellent potential for modernisation.

Kitchen

Fitted with a range of wall and base units incorporating a sink and drainer, with a rear-facing window and external door providing access to the garden. Offering space for appliances and benefiting from access to the bathroom and separate WC beyond, the kitchen presents excellent scope for refurbishment.

Bathroom

A ground floor bathroom comprising a panelled bath with shower over and wash hand basin. Benefiting from an obscured rear-facing window providing natural light and ventilation, the room offers scope for modernisation and has access through to the separate WC.

Wc

Fitted with a low-level WC and an obscured rear-facing window providing natural light and ventilation. Conveniently located off the bathroom and offering scope for updating.

Bedroom One

A generously sized double bedroom with a rear-facing window allowing natural light. Offering ample space for bedroom furniture, the room also features an original fireplace and provides excellent scope for cosmetic improvement and personalisation.

Bedroom Two

A well-proportioned second bedroom with a front-facing window allowing natural light. The room benefits from built-in storage and offers ample space for bedroom furniture, whilst presenting excellent scope for cosmetic improvement and modernisation.

Externals

Front Garden

The property is set directly to the pavement with an enclosed frontage and gated side access leading to the rear garden.

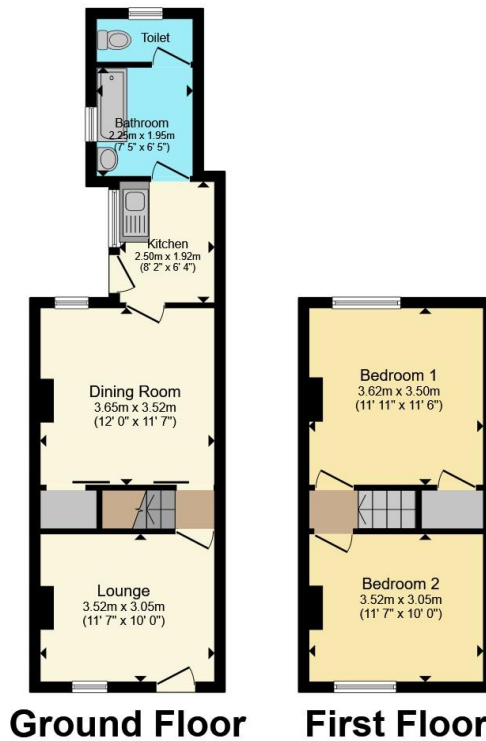
Rear Garden

An enclosed rear garden of generous proportion, predominantly laid to lawn with a variety of mature trees, shrubs and planted borders. Offering excellent potential for landscaping, the garden provides a private outdoor space ideal for those looking to create their own garden retreat.









Total floor area 65.7 m² (707 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

T 01773 715454
E eastwood@burchelledwards.co.uk

134 Nottingham Road Eastwood
 NOTTINGHAM NG16 3GD

EPC Rating: Awaited
 Council Tax Band: A

Tenure: Freehold

check out more properties at burchelledwards.co.uk



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EWD207455 - 0001