



Town Street
Pinxton Nottingham

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Property Description

Offered with no onward chain, this three-bedroom semi-detached property on Town Street, Pinxton presents an excellent project opportunity for buyers looking to modernise and create a home tailored to their tastes.

The ground floor includes a welcoming entrance hall with understairs storage, leading to a bright lounge with a double-glazed bay window. The kitchen provides good potential, featuring matching units, tiled flooring, pantry cupboard, and plumbing for a washing machine. A separate utility room offers additional workspace and access to the rear garden.

Upstairs, the property offers three well-proportioned bedrooms, including two doubles with fitted storage, along with a family bathroom equipped with a bath and shower over. A loft with ladder access provides further storage options.

Externally, the home benefits from a lawned front garden with a pathway leading to the enclosed rear garden, which includes an outhouse with WC, storage, slabbed side area, and outdoor tap.

Ideal for renovators, investors, or anyone seeking a home with great potential in a convenient 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

Welcoming entrance hall with door entry, carpeted flooring, wall-mounted radiator, and useful downstairs storage.

Lounge

A bright lounge featuring a double-glazed bay window to the front elevation, carpeted flooring, and wall-mounted radiator.

Kitchen

Fitted kitchen offering matching wall and base units, tiled floor and splashbacks, stainless steel sink and drainer, electric hob with extractor, pantry cupboard, plumbing for a washing machine, and wall-mounted radiator.

Utility Room

Practical utility space with fitted units, additional sink, and door providing access to the rear garden.

First Floor Landing

Carpeted landing area with a double-glazed window to the side aspect.

Bedroom One

Good-sized bedroom with carpeted flooring, wall-mounted radiator, and double-glazed window to the front.

Bedroom Two

Rear-facing double bedroom with carpeted flooring, fitted cupboards, wall-mounted radiator, and double-glazed window.

Bedroom Three

Carpeted bedroom with wall-mounted radiator, double-glazed window to the front, and an over-stairs storage cupboard.

Bathroom

Partially tiled bathroom with vinyl flooring, bath with shower over, ceramic toilet and wash hand basin, wall-mounted radiator, and double-glazed opaque window to the rear.

Loft Space

Loft accessed via ladder hatch.

Externals

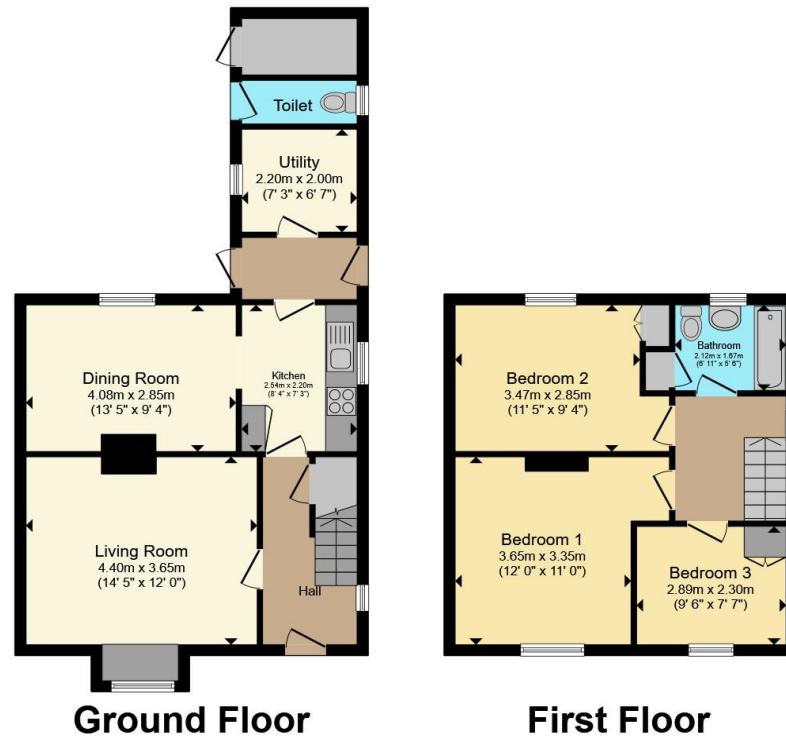
To the front, a concrete path leads to the rear garden, with a lawned area and fenced boundaries.

The rear garden is fully fenced and includes an outhouse with WC, storage space, outside tap, and a slabbed area to the side.









Total floor area 96.4 m² (1,038 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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T 01773 715454
E eastwood@burchelledwards.co.uk

134 Nottingham Road Eastwood
 NOTTINGHAM NG16 3GD

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD207602



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