

Main Road
Jacksdale NOTTINGHAM

burchell edwards

Main Road
Jacksdale NOTTINGHAM NG16 5HS

for sale guide price
£120,000







Property Description

A very well presented three-bedroom terraced home in the popular area of Jacksdale. Main Road is ideally located close to a wide range of local amenities including shops, schools and major road links. Internally the accommodation briefly comprises of a lounge dining room which leads to the fitted kitchen and the family bathroom. To the first floor the landing provides access to the three bedrooms. The property is both UPVC double glazed and gas centrally heated with a combination boiler. Outside, the generous south facing rear garden offers a patio and lawn with fenced and mature shrub borders. Viewings are absolutely essential.

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.

Ground Floor

Lounge
17' 7" Max x 12' 10" Max (5.36m Max x 3.91m Max)
With laminate flooring, feature fireplace, spot lights, radiator and UPVC window.

Kitchen
12' 8" x 7' 5" (3.86m x 2.26m)
Fitted with wall and base units with complementary work surfaces over with an inset sink and drainer unit with mixer tap over. With an oven, hob and UPVC window.

Utility Room
6' 9" x 5' 8" (2.06m x 1.73m)
Fitted with counter tops, radiator and a UPVC door.

Landing

Giving access to the three bedrooms and bathroom.

Bedroom One
10' 6" x 9' 9" (3.20m x 2.97m)
With a UPVC window, fitted wardrobes, radiator and carpet flooring.

Bedroom Two
11' 1" x 6' 11" (3.38m x 2.11m)
With a UPVC window, radiator and carpet flooring.

Bedroom Three
11' 3" x 8' 11" (3.43m x 2.72m)
With a UPVC window, radiator and carpet flooring.

Bathroom

A fitted three piece suite comprising of a shower cubicle with mains fed shower, W/C and wash hand basin. With tiled walls and flooring and UPVC window.

Outside

Front

Siting back from the road with a walled boundary and gate leading to the front door.

Rear

To the rear you will find a low maintenance garden offering a patio seating area, lawned area, outside tap and garden shed.



















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.focalagent.com

To view this property please contact Burchell Edwards on

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134 Nottingham Road Eastwood
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EPC Rating: D

Council Tax Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD206742

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.

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