



Sedgwick Street
Jacksdale Nottingham

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Property Description

Situated on Sedgwick Street in Jacksdale, Nottinghamshire, this spacious two-bedroom terrace offers an ideal investment opportunity or a fantastic first-time buyer property. Well-proportioned throughout, the home provides a great foundation for modernisation while offering comfortable living space from day one.

The ground floor comprises a welcoming lounge accessed via the front door, complete with carpeted flooring, fireplace and a bright front window. The dining room sits to the rear and includes understairs storage and a rear-facing double-glazed window. The kitchen is fitted with matching wall and base units, laminate flooring, tiled splashback, sink and drainer, radiator and a side elevation window.

To the first floor, the landing leads to two double bedrooms, both carpeted and fitted with radiators. Bedroom Two also benefits from a fitted cupboard and loft access. The bathroom features half-height tiling, exposed floorboards, bath, ceramic toilet and wash basin, radiator and opaque rear window, as well as the boiler.

Outside, the rear garden offers a good-sized lawn, patio area, brick-built shed, outhouse and shared access for bins.

A spacious property in a popular village location—viewing is highly recommended for buyers seeking value, potential and convenience.

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

Accessed via the front door, the lounge features carpet flooring, a wall-mounted radiator, fireplace and a double-glazed window to the front elevation providing plenty of natural light.

Dining Room

A versatile reception space offering understairs storage, a wall-mounted radiator and a double-glazed window to the rear elevation.

Kitchen

Fitted with matching wall and base units, laminate flooring and tiled splashback. Includes space for a cooker, a sink and drainer, wall-mounted radiator and a double-glazed window to the side elevation.

First Floor Landing

Carpeted landing area providing access to the bedrooms.

Bedroom One

A generous front-facing room with carpet flooring, wall-mounted radiator and a double-glazed window to the front elevation.

Bedroom Two

Includes carpet flooring, a wall-mounted radiator, double-glazed rear window, fitted cupboard and access to the loft space.

Bathroom

Featuring half-height tiling, exposed floorboards, ceramic toilet, wash hand basin, bath, wall-mounted radiator and an opaque double-glazed rear window. Houses the boiler.

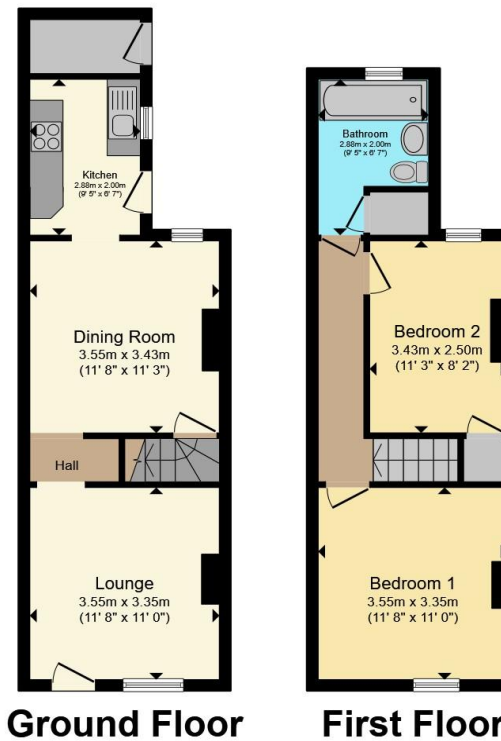
Externals

The rear garden offering a good-sized outdoor space mainly laid to lawn with patio area, brick shed/ outhouse. Shared access to the rear for bin storage.









Total floor area 69.7 m² (750 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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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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